

3.3 SITE WIDE HISTORIC DEVELOPMENT PLAN

The historic development plan included here shows the high-level phased developments across the scheduled area.



SITE WIDE HISTORIC DEVELOPMENT BLOCK PLAN

- 14th Century
- Early 16th Century
- Late 16th Century
- 18th Century
- 19th Century
- 20th and 21st Century

- A Approximate location of historic causeway approach to the south-west of the site, likely of medieval origin
- B Approximate location of former Pound House Track, in place by the mid/ 19th century

This plan is not to scale



3.4 BUILDING SPECIFIC HISTORIC DEVELOPMENT PLANS

The building specific plans look at the Manor House and the barns in more detail, including showing historic features internally.

EAST-WEST & NORTH-SOUTH BARN HISTORIC DEVELOPMENT PLAN

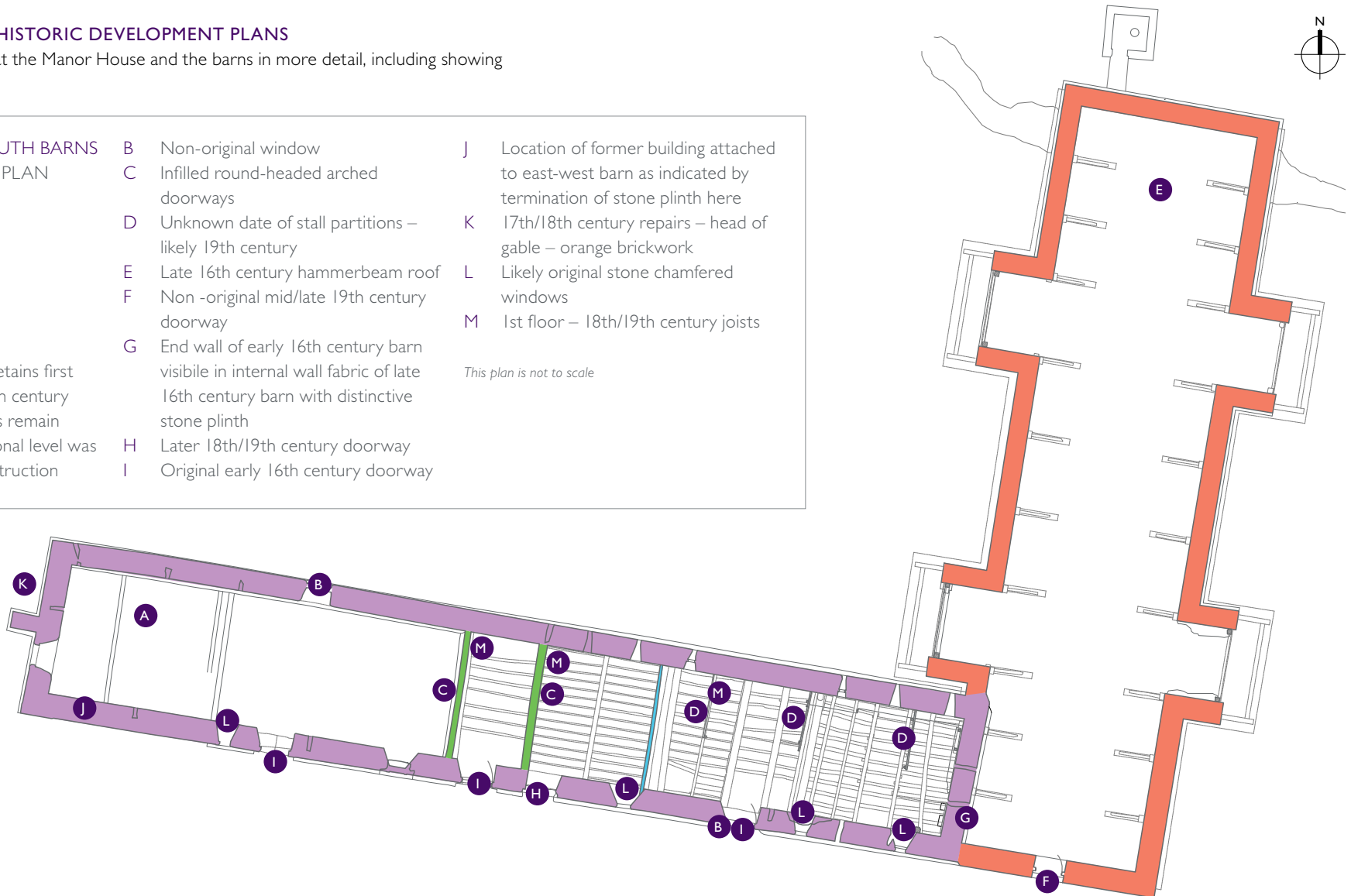
- 14th Century
- Early 16th Century
- Late 16th Century
- 18th Century
- 19th Century
- 20th and 21st Century

A West room no longer retains first floor, although early 16th century sockets for the tiebeams remain indicating that an additional level was part of the original construction

- B Non-original window
- C Infilled round-headed arched doorways
- D Unknown date of stall partitions – likely 19th century
- E Late 16th century hammerbeam roof
- F Non-original mid/late 19th century doorway
- G End wall of early 16th century barn visible in internal wall fabric of late 16th century barn with distinctive stone plinth
- H Later 18th/19th century doorway
- I Original early 16th century doorway

- J Location of former building attached to east-west barn as indicated by termination of stone plinth here
- K 17th/18th century repairs – head of gable – orange brickwork
- L Likely original stone chamfered windows
- M 1st floor – 18th/19th century joists

This plan is not to scale



MANOR HOUSE GROUND AND FIRST FLOOR HISTORIC DEVELOPMENT PLAN

- 14th Century
- Early 16th Century
- Late 16th Century
- 18th Century
- 19th Century
- 20th and 21st Century
- A 19th Century red brick wall (Flemish bond)
- B Site of the former castle kitchen – new 'Tudor Kitchen' built 2002-2004
- C Historic bread oven in west wall adjacent to former kitchen
- D Corbels supporting modern floor above date to 16th century
- E Modern fibrous board ceiling
- F Modern stair
- G Fireplace part of 18th century construction
- H Historic timber framing
- I Modern plasterboard walls
- J 16th century dovecote with modern floor and largely modern reconstruction roof
- K Original 14th century cinquefoil window
- L 15th century chamfered brick fireplace with timber bressummer featuring carved spandrels
- M Early 16th century stone mullioned window
- N 18th century open-well staircase with modern elements
- O Late 20th century porch
- P Modern cornice
- Q Modern cornice and fittings
- R Early 16th century first floor window
- S Early 19th century red brick
- T Window opened into door 2002-2004
- U Early 16th Century blocked ground floor window – chamfered brick architrave and moulded brick cornice
- V 18th century open-well staircase with modern elements
- W Likely to be a modern wall

This plan is not to scale

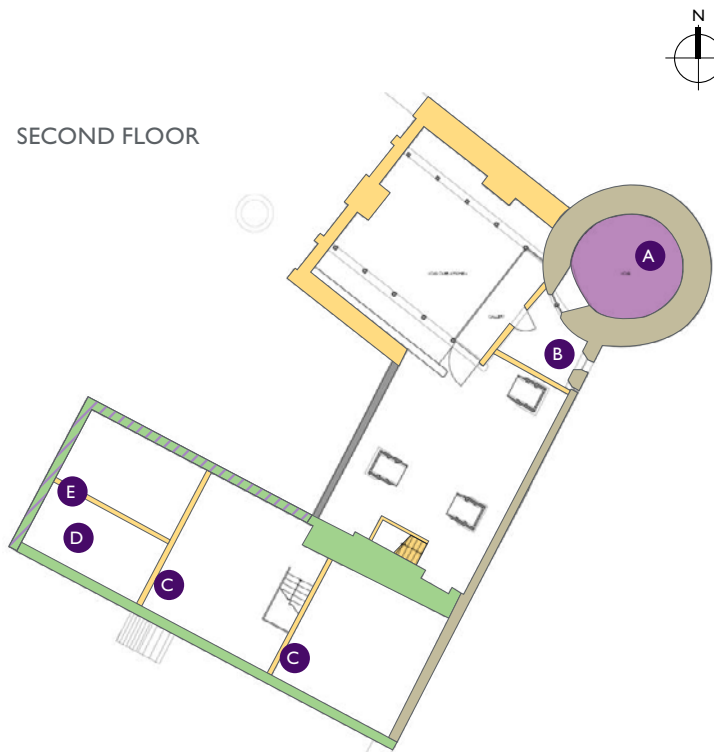


MANOR HOUSE SECOND FLOOR HISTORIC DEVELOPMENT PLAN

- 14th Century
- Early 16th Century
- Late 16th Century
- 18th Century
- 19th Century
- 20th and 21st Century

- A 16th century dovescote. Although roof is a modern reconstruction it contains remnants of an earlier 16th century roof
- B Crenellated terrace and additional dormer built late 20th/early 21st century
- C Modern plasterboard partitions
- D Modern WC fittings
- E Modern stud wall

This plan is not to scale



4.1 INTRODUCTION

This assessment has been informed by Historic England's *Conservation Principles* (April 2008), Historic England's *Managing Significance in Decision-Taking in the Historic Environment* (March 2015) and the NPPF's definition of significance set out in Annex 2: Glossary.

The concept of 'significance' lies at the heart of Historic England's Conservation Principles, it is a collective term for the sum of all the heritage values that society attaches to a place. Understanding who values a place and why provides the basis for managing and sustaining those values for future generations. Historic England recommend the four core values described below, to which other values can be added.

The four core values include:

Evidential Value: the potential of a place to yield evidence about past human activity.

Historic Value: the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place

Communal Value: derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

4.2 LEVELS OF SIGNIFICANCE

The following approach to defining levels of significance is proposed and has been adapted from that devised by J. S. Kerr based on the Burra Charter.⁰¹

HIGH SIGNIFICANCE

A theme, feature, building or space which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly resisted.

MEDIUM SIGNIFICANCE

A theme, feature, building or space which has some cultural importance and helps define the character, history and appearance of the site. Efforts should be made to retain features of this level if possible, though a greater degree of flexibility in terms of alteration would be possible.

LOW SIGNIFICANCE

Themes, features, buildings or spaces which have minor cultural importance and which might contribute to the character or appearance of the site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.

NEUTRAL

Themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.

INTRUSIVE

Themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features.

⁰¹ Kerr, J. S. *Conservation Plan*, 2013

4.3 SUMMARY STATEMENT OF SIGNIFICANCE

Westenhanger comprises a Scheduled Monument, containing two Grade I listed buildings, designations which are representative of the site's national importance. Only 200 scheduled sites are identified as fortified houses, making Westenhanger a particularly rare monument type. A study of scheduled fortified sites both locally and nationally helps assess the site's relative significance, reflecting shared characteristics as well as Westenhanger's unique quality and distinction.

Westenhanger's important historic associations pre-date the remaining built fabric today, with textual evidence of King Canute giving the site to one of his bishops in the 11th century and speculation that the site was once occupied by an Anglo-Saxon palace for one of the Kings of Kent. More tangibly, the built fabric at Westenhanger forms a unique testament to its rich and complex history. Fragments of castle fabric, found at the base of the former gatehouse and west curtain wall, date back to before the 14th century fortification, giving the castle earlier origins than many of its local counterparts. These remnants form an important contribution to the narrative of Westenhanger, indicating the presence of an earlier medieval moated site in this location. The 14th century fortification and crenelation by the De Criol family is represented by the curtain walls, mural towers, moat and rebuilt gatehouse, of which there is good survival despite later demolition and dereliction. Rather than serving as a defensive stronghold, the military-style architecture demonstrates a wider regional and national stylistic trend employed to aggrandise and create the impression of wealth, as well as to conjure an illusion of defence during a time of political unrest and the fear of invasion from France. Bodiam Castle adopts the same pseudo-defensive style, intended to symbolise the strength and chivalrous principles of its occupant rather than to physically defend. The 16th century

improvements at Westenhanger on the other hand are reflective of the transition of castle sites generally from symbols of defence and power to comfortable, lavishly-equipped mansions, in Westenhanger's case, first for the Poynings family and, for a brief stint afterwards, as a royal palace for Henry VIII and Elizabeth I. These alterations included the provision of additional domestic accommodation within Inner Court, the introduction of designed garden features and the laying out or enlarging of a deer park.

Unlike many local fortified sites, Westenhanger is distinguished by the presence of a legible, 16th century Outer Court comprising Grade I listed adjoining barns, which historically supported and served the principal, Inner Court. Whilst other incidents of outer court buildings exist nationally, these are typically reserved to a single surviving building or much more fragmentary remains than those at Westenhanger, which are unusual in their completeness. The hammerbeam roof which survives in north-south barn is of particularly high significance and is an exceptionally rare feature in barn vernacular, more typically found in religious buildings or royal palaces.

The site has considerable evidential value, owing to the proportion of standing remains, and significant archaeological potential, associated with former structures that are known to have been located both in Inner and Outer Court. These lost structures include, in Inner Court, the south range, the south part of the west range, the medieval hall and, in Outer Court, the medieval parish church and cemetery and former hall to the south of east-west barn. There are also earthworks to the north-east of Inner Court associated with the former inlet leat feeding the moat from the river and remnants of the former park pale around the extensive royal deer park. Further archaeological excavation is needed to better understand the functions and evolution of these lost

features and to paint a more holistic picture of the site, heightening the evidential value of the site. Whilst the overall historic development of the site is well-understood, there are a number of gaps in knowledge, owing to a paucity of surviving building-specific plans, meaning there is the high potential to reveal more information about the standing remains on the site.

Aesthetically, Westenhanger is striking, characterised by solid massing and seemingly robust towers and, at the same time, by its picturesque, ruinous state. The castle's standing remains demonstrate both the passage of time since construction and the site's intricate history coloured first by the accumulation of wealth, followed by rapid decline, damage and demolition from the mid-17th century. The site's fabric combines a rich melange of materials and architectural features, which demonstrate its piecemeal development. The smooth ashlar blocks at the gatehouse base mark the pre-1343 phase, whilst the roughly-hewn ragstone curtain walls and towers represent the 14th century fortification and the red brick of the Manor House and the remains of the west range reflect Tudor domestic expansion and polite Georgian remodelling. Whilst certain historic features remain inside the Manor House, including a 15th century fireplace and an 18th century staircase, the interiors have undergone significant modern subdivision and modification, reducing the significance of these areas.

Westenhanger's landscape setting within the Scheduled Area forms an important contribution to the significance of the site and affords good views across, into and out from the site. The setting to the north of the castle provides a peaceful green buffer around the site, protecting it from the railway line to the north and the motorway beyond that. Important views across this northern landscape setting can be enjoyed from the public footpath. On the other hand, the setting to the south, beyond the boundary of the

scheduled area would benefit from enhancement. This landscape has significant historic and archaeological value once forming part of a historic Tudor deer park and containing a Tudor garden (now lost) and two historic approaches to the site. These approaches comprise the principal, likely medieval, causeway approach from the south-west, part of which remains and is separately scheduled, and the lost Pound House Track, from the south-east, which was in place from the mid/ late 19th century. Unfortunately, historic routes and views have been eroded and the area has been altered and divorced from the Scheduled Monument by Folkestone Racecourse (now closed and derelict) and by tree planting screening the south boundary of the site.

There are certain features that detract from the site's significance namely modern stabling and temporary structures occupying parts of Inner Court and Outer Court, which erode the historic character and aesthetic value of these highly significant areas and dilute the significance of important views across and towards the site. The present separation of Inner and Outer Court by modern boundary treatments also disrupts the connection and legibility of views between these areas, reducing significance.

Westenhanger's history and significance is largely unrecognised locally and nationally, giving it very limited communal value at present. The castle, open exclusively for weddings, is not widely accessible to the public nor is it signposted off main roads in the area, unlike other local castles including Hever and Leeds. However, the site's abundant history and rich archaeological resource give it considerable potential, if realised, to engage with its locality, attract visitors from around the country, and serve as a valuable educational resource and community asset.

4.4 INNER COURT

Evidential

Archaeological potential of buried remains **Very High**

Documentary **High**

Extant structure (buildings and standing remains) **Very High**

Evidential value can be gleaned from many types of evidence; those most relevant here are archaeological, documentary and architectural (built fabric).

ARCHAEOLOGICAL POTENTIAL

The site of Inner Court and the Scheduled Monument in general has significant archaeological value owing to the considerable buried remains on the site. There is also significant archaeological potential in Inner Court as the ground level has been built up over time, sealing previous ground levels, meaning below-ground archaeological deposits may well survive largely intact.

There may be buried remains associated with the following former buildings that have been lost or partly lost in Inner Court including the medieval hall, which pre-dated the 14th century castle, and the contemporaneous gatehouse, which survives in part above ground as standing remains, in the form of ashlar blocks, but largely comprises buried remains. The latter has potential to inform us about the arrangement and layout of the pre-14th century buildings on the site.

There is no trace of the former south range above ground and no buildings since erected on its footprint increasing the likelihood of buried remains in this location. In association with this range, the former terrace adjacent has been significantly truncated and buried remains relating to the structure may survive and may shed light on the site's 16th century horticultural developments.

The lost buildings of the east range include the kitchen range at the north-east corner of Inner Court; elements of the 16th century, north cross-wing, partially demolished during the construction of the present house; and the 16th century, south cross-wing to the south of the hall. Each of these adds to the evidential value of the site.

The moat remains largely intact but carries evidential value relating to associated features which have been lost including the former watermill on the north side of the moat, as well as features of which there are earthwork remnants including sluices and inlet leats. Archaeological investigation in these areas may provide more information about the functions of the mill and the moat's water management system.

DOCUMENTARY

Although the overall development of the site has been well-documented, the site has a long and complex history with many gaps in knowledge relating to the evolution and use of individual ranges, buildings and structures and as such our understanding of the site would benefit from further research, giving Westenhanger high evidential value.

The construction date of the medieval hall and gatehouse, likely surrounded by a moated enclosure, predating the 14th century fortification is unknown and may be better understood through archaeological excavation. Although we have conjectural plan forms, the exact form and appearance of the missing south range, the non-extant south section of the west range and the lost east range buildings are undetermined, as is the exact date of their demolition. Focused research may yield further information to supplement our understanding of the appearance and development of these ranges.

The fenestration alterations in the east range of the curtain wall indicates piecemeal changes carried out over the centuries, however, the date of these changes is unknown. In terms of the existing Manor House, whilst historic images suggest the main range was likely reconfigured and refronted in the late 18th century, it is unclear at what date this took place or which architect carried out the works. Various phases of alterations have taken place internally, however, no historic plans of the house were found and although some modern plans can be found on the planning portal, the exact date of the modern partitions is generally unknown. Further targeted research beyond the scope of this assessment may reveal new evidence that could increase our understanding of the building and its historic layout and evolution.

EXTANT STRUCTURE (BUILDINGS AND STANDING REMAINS)

Inner Court comprises 14th century to 21st century elements and these are evidenced in the built fabric. The structure and building materials employed reflect the popularity and availability of different building materials over the various phases of construction. The earliest phase comprises the remaining fragments of the

medieval gatehouse, namely the courses of finely dressed ashlar ragstone at the base of the existing gatehouse and west curtain wall, which form an interesting juxtaposition to the roughly-hewn 14th century ragstone curtain walls. Brick fireplaces and openings in the west range, with herringbone detailing and Tudor arches, are indicative of a 16th century phase of works and the red brick frontage to the main range, in the Georgian style, demonstrates a move away from stone towards brick as the dominant building material. Later interventions in brick are visible in a number of places, particularly the external east curtain wall, where red brickwork indicates the loss of former features such as a potential garderobe chute, and brick around window frames reflects later fenestration alteration. The junctions between the different materials used are not only characterful but useful in tracing the historic development of the Manor House and inner court. The visible interventions and alterations in the building fabric are indicative of changes of use and stylistic evolution and contribute to our understanding of the development of the site.

The high proportion of standing remains on the site evidence the historic use and evolution of the site. These visible archaeological remains provide valuable evidence about the site's lost buildings, providing clues about the location of potential buried remains and the plan form, arrangement, materiality and structure of lost buildings. The ashlar blocks at the base of the gatehouse, for example, carry useful evidence about the largely lost pre-14th century gatehouse, providing clues about the likely materiality of the lost structure and the location for potential buried remains of this earlier gatehouse, and the earlier medieval moated site more generally.

Historic

<i>Pre-1343 masonry</i>	<i>Very High</i>
<i>14th century remains (west entrance to the castle complex, curtain walls, towers)</i>	<i>Very High</i>
<i>16th century remains (remains of west range, parts of Manor House)</i>	<i>High</i>
<i>East entrance to castle complex</i>	<i>Medium</i>
<i>'Tudor Kitchen' extension</i>	<i>Low</i>
<i>Services building</i>	<i>Neutral/ Intrusive</i>
<i>Temporary marquee structure</i>	<i>Intrusive</i>
<i>Wedding pavilion</i>	<i>Neutral/ Intrusive</i>

The built fabric of the buildings in Inner Court is characterised by a number of different phases of construction featuring medieval masonry relating to an early gatehouse, 14th fortifications including curtain walls and towers, 16th century extensions and a smaller scale 18th century Manor House, as well as a modern extension for events. These varying phases are best captured in Key View 09, from the east entrance to the castle complex, and View 12, from the west entrance to the castle complex. Taken holistically these piecemeal phases represent shifts in function across the centuries from moated, fortified site to grand Tudor palace, to modest farm and eventually, events venue. The change in emphasis from defensive to domestic is reflected by architectural features such as the arrow-slit windows in the towers and the slots for the portcullis and the drawbridge, which contrast with the polite Georgian sash windows and the crumbling character of the curtain walls, which have clearly not been defensive, or symbolic of defence, for centuries. The evolution of the site sits well within the wider heritage context of castles in Kent, including Old Scotney and

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

Ightham Mote, where earlier 14th century medieval monuments were converted to comfortable 16th/17th century mansions or manor houses. Old Scotney and Westenhanger similarly turned to picturesque ruin, owing to past occupants dismantling historic fabric. Both examples therefore reflect the changing fortunes of castle sites in the post-medieval period.

Owing to an early construction date, the small sections of masonry at the base of the gatehouse and west curtain wall have particularly high historic value as rare above ground remnant of buildings on the site prior to the largescale 14th century construction and crenelation. The 14th century curtain walls are also of very high historic value, although in this case owing to their extent of survival as well as their early construction, making the 14th century phase the dominant and character-defining feature of the site as captured in Key View II. The fortification of Westenhanger is representative of contemporary troubles and civil unrest, namely the threat of invasion from France, and the delay in the crenelation is likely explained by the Black Death. The fortification gives the site the status of fortified manor, which is given national recognition as a rare monument type. As a fortified house, Westenhanger would have played an important role within its surrounding landscape, however, as indicated by the narrowness of its walls likely more symbolic of the power and wealth of its residents, the de Criol family, than as an actual defence.

The 16th century remains have been significantly reduced and what remains is part of the west range, complete with Tudor architectural features; fragments in the main range of the Manor House including a fireplace and a blocked window. Albeit more limited in extent, these Tudor elements are of high significance owing to their representation of the extensive phase of works carried out by Sir Edward Poynings, a favourite of Henry VIII, prior to exchanging the manor with the king in the mid-16th century.

Many of the former buildings and ranges within Inner Court have been lost over the centuries, including the entire south range, the south end of the west range and the south end of the east range, losses which have altered and eroded the appreciation and legibility of the historic plan form, function and character. However, the demolition or loss of historic buildings can also be seen to be illustrative of the rise and fall of the fortunes of the site and its adaption to suit new uses. For example, during its Henrician era when the accommodation was expanded, formal garden features were established and a deer park laid out or enlarged, indicating a period of great prosperity. Little over a century later, however, the site's fortunes declined and the loss of buildings is indicative of the damage caused during the Civil War, the excessive spending of the 2nd Viscount Strangford and the cost of maintaining the derelict buildings.

The later accretions within Inner Court are of lower significance. The late 19th century bridge forming the east entrance to the castle complex, likely associated with the origins of the Pound House Track accessing the castle from the south-east, is of medium significance. The 'Tudor Kitchen' extension to the north of the rear wing of the Manor House sensitively lies on the original foundations of the 16th century kitchen, references the crow-stepped gable that formerly existed here, as seen in prints, and employs a combination of red brick and half-timbered materials. However, as an early 21st century construction it is of lower historic value than the earlier buildings within Inner Court.

The services building, attached to the south end of the internal west curtain wall, and the wedding pavilion in front of the west range, have no historic value as modern structures, in fact these two buildings arguably detract to a minor extent from the historic character of Inner Court. The temporary marquee structure is certainly intrusive to the historic value of Inner Court as it blocks

historic views across and into Inner Court, and erodes the historic courtyard plan form of the enclosure.

The site draws significance from its historic royal associations, including with King Canute, the Danish king of England in the 11th century, who bestowed Westenhanger to one of his bishops when there may have existed an Anglo-Saxon Palace built by one of the Kings of Kent. Henry II is also associated with Westenhanger through legend, which erroneously suggests that he installed his mistress Rosamund de Clifford here in Rosamund's tower. Henry VIII owned Westenhanger from 1541, only visiting twice, but carrying out improvements including enlarging the deer park, and his daughter Queen Mary I may have spent time here. Elizabeth I owned the site in the mid/ late 16th century during which she may have used the castle for troops during the expected invasion by the Spanish Armada, further adding to the historic value of the site. Leeds Castle near Maidstone similarly had a period of royal ownership, albeit longer than Westenhanger, and was improved by Henry VIII, reflecting the high status and wealth of the County of Kent.

Inner Court derives significant historic value from its focal role within a wider group of buildings, namely the barns in Outer Court to the west, which formed the main entrance to the castle site. This value is significantly reduced at present owing to the physical separation of Inner Court and Outer Court by fencing and other visual barriers. This connection, however, has the potential to be enhanced as, following purchase of the barns by the Forge family in 2002, the barns and house are once again under the same ownership.

Aesthetic

<i>West entrance to the castle complex, curtain walls, towers</i>	<i>Very High</i>
<i>Manor House exteriors</i>	<i>Very High</i>
<i>Manor House interiors (except historic features)</i>	<i>Low</i>
<i>Services building</i>	<i>Neutral</i>
<i>Temporary marquee structure</i>	<i>Intrusive</i>
<i>Wedding pavilion</i>	<i>Neutral/ Intrusive</i>

The aesthetic value of the buildings making up Inner Court is generally very high, derived from the blend of styles, materials and forms which provide visual representation of the piecemeal and phased development of the site.

The curtain walls and towers are at once monumental in scale and picturesque owing to their tumbledown nature. The tall north-east tower and the central north tower survive well and these towers, with their distinctive conical and square forms, are visible landmarks in Key Views around the site and within its setting (including Key Views 01, 02, 03, 05, 07, 08, 09 and 11). Their height and that of the curtain walls to the north is amplified by the excavation of the empty moat. However, the contrasting ruined quality of much of the historic fabric, particularly the two west towers and sections of the curtain wall, offers an ancient and romantic quality, which also contributes to the very high aesthetic character of Inner Court.

The architecture of the Manor House alone incorporates a range of stone, red brick and half-timbering as well as defensive, decorative and domestic features, which gives it significant architectural and aesthetic interest and an entirely unique appearance. The 18th century frontage has aesthetic value as a typical red brick Georgian elevation, with regular sash windows and brick detailing, although its Georgian character is slightly unbalanced by the off-centre door and porch. The east elevation arguably has higher aesthetic value owing to its unusual appearance, combining defensive curtain wall with roofed dwelling.

The east is the most adapted and arguably the most interesting elevation with visible brick interventions and eclectic fenestration including ornamental cinquefoil lights, heavy mullioned windows, narrow arrow-slits and later casements, which all contribute to the aesthetic value of the building.

The interior of the Manor House is of overall lower significance than the exterior owing to substantial alteration from the 20th century including modern subdivision and accretions, and the survival of relatively few historic features. The remaining historic features, besides the historic wall fabric and windows, include a timber staircase, a carved fireplace bressummer with decorative spandrels, fragments of timber-framing, a bread oven and a dovecote in the upper storeys of the north-east tower. These elements are of higher aesthetic value and inform the understanding of the former workings of the house. The remaining fixtures and fittings are modern and are of low/ neutral value.

The temporary marquee structure occupying the majority of the south half of the courtyard currently detracts from the historic character and appearance of Inner Court. On approaching via

the gatehouse, the former principal entrance to Inner Court, the marquee is dominant in views (Key View 12), just as it is upon entering to the east (Key View 09) and from the upper floors of the listed manor house itself (Key View 06). It is also visible from outside Inner Court, including the open landscape to the north-east of the moat where it forms the backdrop to the north curtain wall, as seen in Key View 08. Although less intrusive, the modern wedding pavilion in front of the west range does block views towards the west range and the north-south barn outside Inner Court, making it a detracting feature in this respect. The modern services building is relatively subtle in position and design, drawing on elements of the surviving section of curtain wall to which it is attached. It employs a similarly rough-hewn stone, albeit of a different type to distinguish itself as a later phase, and uses roundel windows which integrate with the uneven line of the ruined curtain wall.

Like the modern structures in Inner Court, tree planting obstructs Key Views associated with this highly significant area and its landscape setting. A belt of trees and vegetation along the south boundary of Inner Court detracts from the kinetic Key Views 10, which look into the site, and Key Views 06 and 13, which look outwards from Inner Court towards the landscape beyond, meaning the significance of the site and its wider setting are less appreciable, particularly in the summer months.

The castle has important aesthetic value as an imposing structure within a wider landscape, particularly to the north and west, which is characterised by an expansive parkland quality, affording panoramic views towards the castle (Key Views 07). This and other elements of the castle's setting will be discussed towards the end of the assessment of significance.

Communal*Low/ Medium*

Until recently in private ownership, Westenhanger Castle functions as a wedding venue and occasionally hosts other events. It is not open to the wider public, however, it would hold significance for people who have got married or been to a wedding or other event at Westenhanger.

The lack of good signage in the vicinity of the site, the screening of the castle by trees and the specific wedding function of the Manor House means that the site is currently underused and undervisited, limiting its communal value. The site has considerably lower communal value relative to the more widely visited and publicised local sites like Hever Castle and Leeds Castle, which are well sign-posted on principal roads such as the M20. Like these sites, Westenhanger has the potential to make a valuable contribution to the community; it could act as a focal point of communities as it would have done during the medieval and post-medieval periods, encouraging collective pride of place for those who work and live nearby.

4.5 OUTER COURT – BARNs, MODERN STABLES AND LANDSCAPING**Evidential**

Archaeological Potential **Very High**

Documentary **High**

Extant structure (buildings and standing remains) **Very High**

ARCHAEOLOGICAL POTENTIAL

Within Outer Court, there are certain known, highly significant buried remains, namely associated with the medieval parish church of St Mary the Virgin and its cemetery, located to the east of the barns as proven by recent geophysical investigation. There is therefore very high potential to reveal further information about the church, its construction, use and demolition, through further archaeological investigation, giving the area very high archaeological value. There is high potential for archaeological remains relating to the former hall attached to the south side of east-west barn, especially since there has been little development on the site of the barn, aside from the existing modern barn occupying part of the site which likely has shallow foundations.

There is also potential for buried remains in unknown locations in Outer Court relating to the various service building and outhouses listed in the 1635 inventory. These include a brewhouse, faulkners' hall, workshops and a coal house, remains of which may survive below ground and may provide further information about the use and workings of Outer Court.

DOCUMENTARY

No historic plans of the barns were found, aside from more general site-wide plans, and limited archival information exists relating to their original and subsequent functions. There is therefore potential to unearth further information that might help our understanding of these buildings. Whilst it is unlikely that early plans would be found, comparative analysis with similar buildings and a study of local barn vernacular might prove informative.

There is little known about the former buildings no longer extant within the immediate setting of the barns in Outer Court. Although the decommissioning of St Mary's Church is thought to date to 1542, the church's exact demolition date is not known. In addition, the associated application of architectural fragments from the church fabric to east-west barn has been speculated but not proven. The date of the demolition of the building attached to the west end of east-west barn, as well as the building's form and appearance, is also unknown. These gaps in knowledge give the barns high evidential value.

EXTANT STRUCTURE (BUILDINGS AND STANDING REMAINS)

In the absence of specific plans and archival records, the built fabric of the barns is useful in evidencing various phases of change, which are closely tied to evolving functions and usage. The fenestration and detailing to east-west barn is almost entirely located on the south side, with minimal openings or articulation to the north, this observation, alongside historic map evidence, indicates that this elevation formed part of the principal approach to the castle.

The fenestration to east–west barn has clearly been much altered over the centuries. The earliest openings are characterised by round arches, detailed stone mouldings or chamfered stone carving and are easily distinguished from the later flat arched openings or windows with later red brick frames. The eclectic and varied materiality of the fenestration not only indicates different building techniques from the 16th to the 20th centuries but also demonstrates that the barn has served many functions, likely more than north-south barn, which features fewer interventions. These functions are not fully understood and future study could reveal further evidence relating to the building's historic uses.

The ground floor of east-west barn features 18th and 19th century subdivisions, stable flooring with gutters and stall partitions to the east end. The latter likely date to the 19th century, however, whether the building originally served as a stable is unknown. A first-floor level remains, except at the west end of the barn, however clues in the built fabric of the west room, namely sockets for supporting tiebeams, indicate the floor spanned this west section too. The joist floor dates to the 18th and 19th century, however, the early 16th century date of the tiebeam sockets indicate that a first floor always formed part of the barn's design. It is unknown exactly what function the upper level served, although the lack of heat source suggests some basic loft accommodation or use as a store and the later or altered first floor openings, along with the later ventilation slits to the north, suggest use as a hay or grain store at some stage.

The stone plinth wrapping around the base of east-west barn is another useful feature evidencing piecemeal development in this part of Outer Court. The plinth terminates towards the west end of east-west barn, leaving the final section blank; this clue in the built fabric, alongside outline historic plans of the site, indicates the

position of the former building in this position. At the south end of north-south barn, the plinth and east wall of east-west barn is just visible, bowing gently into the larger, north-south barn and indicating its later date to east-west barn. The north-south barn's later date is further evidenced by the timber roof, which tree analysis has found to date to the late 16th century.

North-south barn's large scale and form evidence, to a certain extent, its former function, or perhaps one element of its use. The paired wagon entrances on either side and the grooves or 'leaps' in the lower section of the doorways (typical features of threshing barns that held boards to keep grain in during winnowing), suggest the barn had two threshing floors and possibly stored grain. However, the scale of the barn is almost unprecedented even for a threshing barn, which often needed to store the whole crop at one time. The grandeur of scale combined with the hammerbeam roof ceiling suggest an additional non-agricultural function; although there is speculation relating to a dining hall, there is no evidence to suggest this and the barn's exact usage remains undetermined, which provides an interesting avenue for future research. The arched stone culvert at the north end of the barn, allowing it to pass over the stream, is an architectural curiosity. We can only speculate that there were other buildings in place to the north of the barn, meaning the stream could not be diverted, or the builder simply intended to create an architectural showpiece. Further targeted research involving comparison with similar buildings may provide further clues relating to this feature.

The remaining buildings also provide information and clues relating to lost buildings in Outer Court, including the approximate location of buildings, typical arrangement, structure and materiality.

Historic

Barns

Very High

Modern stables buildings (exclusive of land below) Intrusive

The barns have very important historic value as outer court, ancillary outbuildings associated with the former fortified manor at Westenhanger. These buildings would have provided necessary agricultural functions, and possibly service accommodation, to support the house and estate. As fundamental components of the site which help our understanding of the workings of the estate, these are of Very High historic value.

Other examples of outer court or outer ward buildings surviving on comparable castle sites in Kent or within the vicinity of the site are rare. The main castle comparators to Westenhanger, Bodiam and Old Scotney, do not feature any remnants of a historic outer court. Where barns do survive within a castle's close setting, these are generally isolated buildings or in a more fragmentary state than the surviving barns at Westenhanger, for example at Ightham Mote where only the west side of a former outer courtyard remain or at Leeds Castle where a single 17th century barn remains but has undergone much alteration and is not listed. Further afield, there are examples of remaining outer court buildings on castle sites, for example at Compton Castle in Devon and at Caister Castle in Norfolk, however, these remains are less intact than at Westenhanger. The survival of two 16th century barns of such grandeur and intactness within the outer court of a fortified manor is particularly unusual, giving the buildings, and the Scheduled Monument as a whole, very high historic value.

The barns were built in two distinct phases: the early 16th century

and the late 16th century. The construction of the grander, larger barn shortly after the earlier barn is representative of the burgeoning wealth and status of Westenhanger following the royal tenure from the mid/ late 16th century. The altered fenestration and the later brick and timber partitions within the east-west barn are illustrative of changing agricultural needs, which meant from the 18th and 19th centuries, smaller spaces were favoured in barn interiors.

The south elevation of east-west barn has very high historic value as this formed the principal elevation viewed upon arrival onto the site at Westenhanger, reached by the historic causeway approach, which terminated just to the south of east-west barn. The heightened importance of this elevation is reflected in its grander architectural features relative to the plainer treatment of the rear elevation.

The interior of north-south barn has very high historic value owing to its unusual hammerbeam roof, of a type rarely used in barns and typically reserved for royal palaces like that found at Westminster Hall. There are only a few other examples nationally including the Manor Farm Barn at Winterbourne Clenston, Dorset (Grade I) and the barn at Old Ditcham Farm, Hampshire (Grade II*). Neither of these examples are as majestic as that at Westenhanger, with the former likely not purpose-built for the barn but re-using an existing church roof from a monastic building at Milton Abbey and the latter combining a stone arch structure with a secondary intermediary hammerbeam structure. The rarity of the roof at Westenhanger carries very high historic value.

Both barns carry important historic associations, which contribute to the significance of the Listed Buildings. The east-west barn was most likely built by Sir Edward Poynings, or possibly his son, Sir Thomas. The former was a favourite of Henry VII and Henry VIII and carried out significant developments at Westenhanger before

exchanging the manor with Henry VIII. The north-south barn was most likely built by Thomas (Customer) Smythe, or possibly his son, Sir John Smith. Smythe was an important figure who collected customs for the Port of London and whose family made important contributions to the naval defences during the threat of the Spanish invasion.

The barns in Outer Court draw significant historic value from their role within a wider group of buildings and structures, namely the Manor House, curtain walls and towers to the east. This value is impacted at present owing to the physical separation of Inner Court and Outer Court by fencing and other visual barriers. This connection, however, has the potential to be enhanced as, following purchase of the barns by the Forge family in 2002, the barns and house are once again under the same ownership.

The barns and stables to the south-west of Outer Court are modern and of no historic value, aside from demonstrating the evolving use of the site and its setting as a racecourse following the decline of the site from the 18th century. These poor-quality derelict buildings screen the historic pond from view and detract from the historic character of the 16th century buildings in Outer Court. The modern buildings also interrupt Key Views from the historic south-west approach to the barns via the causeway (including Key Views 01, 02, 05), which arrived in roughly the location of the modern barn to the south of the east-west barn and just west of the pond. Removing these modern buildings would enhance the legibility of the primary historic route into the site and our understanding of the historic relationship between this route, the historic barns and pond in Outer Court. The ground beneath the buildings is of high historic significance owing to its location in the 16th century Outer Court.

Aesthetic

Barns

Very High/ High

Modern stables buildings (exclusive of land below) Intrusive

The barns have very high aesthetic value, which aside from their shared roughly-hewn galleted ragstone wall materiality is drawn from contrasting characteristics. The north-south barn is distinguished by its monumental scale and proportions, combined with restrained elevations. This grand scale is indicative of the important role that the barns played on the principal approach to the castle from the south-west via the historic causeway. The larger barn is characterised by its distinctive wagon entrances with hipped canopies on either side and position straddling a stream over an arched culvert. The latter makes an interesting and attractive architectural feature although it would be better appreciated if the long grass around the stream was cut back.

Internally, the hammerbeam roof is the dominant feature in north-south barn, which is of extremely high architectural interest. The magnificent roof, of considerable length, shares more resemblance to Westminster Hall or ecclesiastical buildings than to typical barn vernacular. Another defining element of the barn's aesthetic value is the voluminous internal character of the single undivided space allowing clear views along the barn and up to the roof.

The east-west barn on the other hand is characterful owing to a lower, longer form and the presence of a range of openings in its south elevation, which conjure a picturesque character and indicate piecemeal change has taken place, giving this elevation higher aesthetic value than the others. The contrasting stone arches and brick interventions to the fenestration complement each other and add character and variety. The stone mouldings and hood moulds to the original doorways are ornamental and, sign-posting

the location of the original, principal entrances, are important to the building's aesthetic value. Contrastingly, simple structural elements like the continuous stone plinth and the buttress in the west gable add a robust, functional quality. The north elevation has slightly lower aesthetic value owing to its plain, largely unarticulated character. This simpler, back-of-house style, relative to the more embellished principal south elevation, is useful in reflecting the former hierarchy of the elevations, reflecting visually where the causeway arrived onto the site.

Internally in the east-west barn, aesthetic value is drawn from the masonry walls, splayed windows, as well as the cobbled stone floor with gutters and timber partitions that indicate former use of the east section as a stable. The barn's deteriorating condition detracts from the barn's aesthetic value to some extent; much of the building is structurally unsound and would benefit from restoration and repairs.

The low-quality modern barns and stables to the south are of detrimental aesthetic value featuring pre-cast pebbledash panels with corrugated roofs and surrounded by high security fencing and gates with barbed wire, as well as unkempt grass and weeds. The setting of the heritage assets and the Scheduled Monument would be significantly enhanced by the removal of these buildings, which occupy the space between the Manor House and barns. The clearance of these buildings would enhance Key Views both between the heritage assets and from the wider landscape setting to the south. The overgrown pond positioned at the centre of the modern stables is a historic feature, formerly closely connected with the causeway arrival, that is currently not easily accessible or visible. The aesthetic value of the pond and barns would be enhanced by the removal of the modern stabling.

Communal

Low

The barns were until recently in private ownership and are not currently open to the public limiting their communal value. They are, however, visible as landmark features from the footpath that passes along the northern edge of the scheduled area, meaning they may have significance to local residents and walkers. They are also briefly glimpsed from the railway so may hold some significance to commuters or people who use the line regularly.

Like the Manor House, the barns have potential to make a valuable contribution to the community, encouraging collective pride of place for those who work and live nearby.

4.6 LANDSCAPE SETTING (WITHIN SCHEDULED AREA)

Landscape setting

High

Replica of the 'Discovery'

Low

The landscape setting within the scheduled area has archaeological potential, albeit lower than that in Outer Court, with the possibility of unknown ancillary castle buildings beyond Inner and Outer Court. The land to the north-east features visibly undulating ground in places, indicating the position of former features including the inlet leat feeding the moat, the former park pale of the 16th century deer park, as captured in Key View 08 and, possibly, further below ground archaeology associated with the castle.

The landscape has historic value as part of the historic 16th century royal deer park, laid out or enlarged by Henry VIII, despite being truncated by the railway line. The setting to the south would be enhanced by the removal of modern features and the reinstatement of parkland.

The landscape setting to the north, east and west is open and undeveloped, providing a peaceful and verdant setting for the Manor House and barns, and is therefore considered of high significance. The landscape is characterised by open pastureland, forming an appropriately agricultural setting to the barns; the meandering route of the river and its various channels, which adds to the tranquil character; and leafy tree canopies. The landscape setting provides a visual buffer to the railway, which lies just beyond the northern boundary of the scheduling and, beyond that, the M20. The landscape affords good views towards the barns, particularly from the north and west (Views 07). Whilst

trees frame picturesque, glimpse views back to the castle from this landscape setting, the key buildings are largely obscured from a number of viewpoints. Many of these trees are young and, following a tree survey assessing their age and significance, could be cleared or thinned to enhance views towards the Manor House. The significance of the landscape setting to the west would be significantly enhanced by the removal of the Heras fencing in front of the barns and the removal or screening of the modern barns and stables to the south of the historic barns, which block views through to Inner Court.

The replica of the 'Discovery' has some low-level significance. Arriving at Westenhanger in 2008, it is a relatively recent addition to the site and therefore is not of intrinsic significance to the Scheduled Monument. Dating to 1984, the significance of the replica stems from what it represents, rather than its fabric. The ship is symbolic of a pivotal moment in history, financed by a former resident of Westenhanger, Thomas Smythe: the establishment of the first permanent English-speaking settlement in the New World, Jamestown in Virginia. Located at the birthplace of Thomas Smythe, the ship does have a historic connection to the site, however, it is currently under-appreciated and appears anomalous within its context. The significance of the ship would be enhanced through the introduction of better interpretation, explaining the ship's link to Smythe and Westenhanger, and improvements to its condition including repairs and repainting.

Although appreciable from the footpath lining the northern edge of the scheduled area, the landscape setting within the Scheduled Monument is not widely accessible, limiting its communal value.

4.7 LANDSCAPE SETTING (OUTSIDE SCHEDULED AREA)

Medium/ Low with the potential for enhancement

The Prehistoric features and artefacts found within the site's wider landscape setting, particularly to the south on the former racecourse and land to the west of the Scheduled Monument, bring evidential value of Prehistoric activity or occupation to the setting of the site. These finds have the potential to provide information about the location of Prehistoric settlements, buildings or use of the land.

The landscape to the south and east is historically and archaeologically important owing to the position of the causeway, the principal approach to the south-west of the castle; the location of the Tudor Garden, to the south of the moat; Henry VIII's large deer park and the former Pound House Track, which provided access to the south-east of the site from the mid/ late 19th century from the Bailiff's house on Stone Street. There are likely buried remains associated with some of these former features, giving the setting evidential value. Key Views 01, 02, 04 and 05 trace the route of the former causeway in both directions, taking in the landscape formerly occupied by the deer park and Tudor garden. The kinetic Key Views 03 follow the line of the former Pound House Track, although there are no apparent traces of this route above ground. These views and the Westenhanger site as a whole would benefit from the reinstatement of lost routes and approaches and the deer park, which has been truncated irreversibly to the north by the railway line but remains partially legible to the south.

Re-establishing part of the former deer park would contribute to preserving a key element of Westenhanger's history and provide a visually appealing, protective buffer of land to the south of the site. The significance of the causeway is reflected by its separate scheduling, and a section of this remains visible in the landscape, albeit truncated physically by the racecourse and visually by modern stabling. The significance of the causeway and its contribution to the significance of Westenhanger would be enhanced by removing modern accretions and reinstating a pedestrian entrance into the site in this position.

Despite its historic significance, the landscape has become fragmented over the course of the 20th century and divorced from the buildings at Westenhanger, reducing its aesthetic value and significance. This is largely owing to Folkestone Racecourse, remains of which include empty buildings including the grandstands, stables and commentary boxes. The dense tree planting bounding the south arm of the moat, likely planted to shield Westenhanger from the racecourse, hides the Manor House almost entirely in views from the south. Subsequent agricultural field boundaries have further divided the landscape. This landscape setting would be significantly enhanced by the removal of intrusive buildings and field boundaries and the reinstatement of historic lost features including the parkland and the causeway. The reinstatement of a connection between the castle and this landscape would enhance the character and appearance of the castle within its setting and contribute more powerfully to its significance.

The landscape setting outside the scheduled area is more widely accessible than the rest of the site with the former racecourse used by local residents, dog walkers and for police training. This communal value is relatively local, however, owing to minimal awareness of the site beyond the immediate locality, poor signage and limited access to the scheduled monument.

4.8 SITE WIDE AND BUILDING SPECIFIC SIGNIFICANCE PLANS

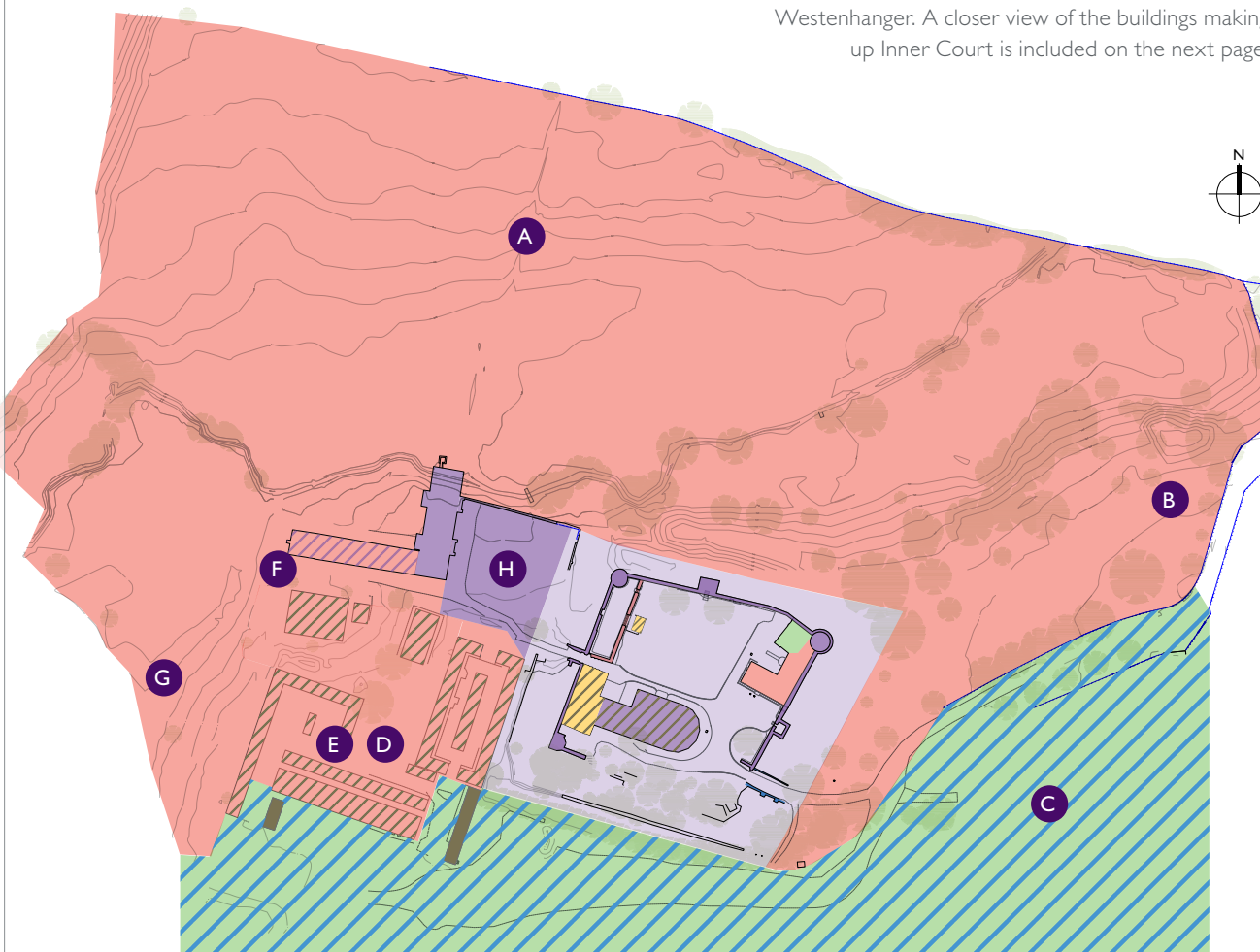
SITE WIDE SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

- A The open pastureland to the north is of medium significance as it provides a peaceful setting and buffer to the Listed Buildings, and offers good views back to the barns, as well as glimpses of the Manor House
- B The landscape to the north-east is of medium significance providing the Manor House with an attractive parkland setting and undulating ground indicates archaeological potential
- C The landscape outside the scheduled area is of medium/ low significance as this area, which was formerly a principal element of the site's historic landscape setting, has been divorced from Westenhangar owing to modern developments associated with the racecourse and tree planting screening the site. The significance could be enhanced through the removal of modern buildings and the reinstatement of lost landscape features.
- D The landscape setting around the barns is overgrown, neglected and under-appreciated however the area has high archaeological potential owing to its location in Outer Court
- E The modern stabling is intrusive to the 16th century barns adjacent, the historic pond and Outer Court as a whole, however, the land beneath the stables is of high significance and high archaeological potential owing to its location in Outer Court. The buildings are therefore hatched to visually represent these conflicting values.
- F 16th century barns of very high historic and aesthetic value
- G The open landscape to the west offers good views towards the barns and has historic value owing to the location of the former principal western entrance to the Castle
- H Geophysical survey has demonstrated the presence of archaeology including amongst other structures the foundations of the medieval parish church in this location, giving this area Very High significance.

This plan is not to scale

The area covered by the scheduling is of very high or high significance as a whole however this plan breaks down the area to indicate areas and structures of lower significance relative to the very high or high areas. The setting lying beyond the scheduled area to the south is also included as this was historically an important part of the setting of Westenhangar. A closer view of the buildings making up Inner Court is included on the next page.



SITE WIDE INNER COURT DETAIL SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

- A Modern buildings which are relatively discreet but do detract from the historic character and aesthetic value of Inner Court to a minor extent
- B The Manor House contains historic fabric dating to the 16th and 18th centuries, however, constructed as a later phase to the 14th century curtain walls and featuring modern alterations internally, the building is of high significance
- C The moat may pre-date the 14th century fortification the site and has very high historic and archaeological value and significance
- D The 21st century 'Tudor Kitchen' lies on the original foundations of the 16th century kitchen and references the former cross-stepped gable sensitively, however as a much later addition in Inner Court the extension has lower significance
- E The open courtyard in Inner Court has very high significance owing to the number of former buildings and ranges that were located here – bringing significant archaeological potential
- F As the principal core of the fortified Manor, Inner Court and its buildings, except modern additions, has very high significance
- G The temporary marquee structure is visually obtrusive and detracts from the historic character of Inner Court, however, the ground below the structure is of Very High significance like the rest of the internal courtyard within Inner Court. The building is therefore hatched to visually represent these conflicting values.

This plan is not to scale



BARNs
SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

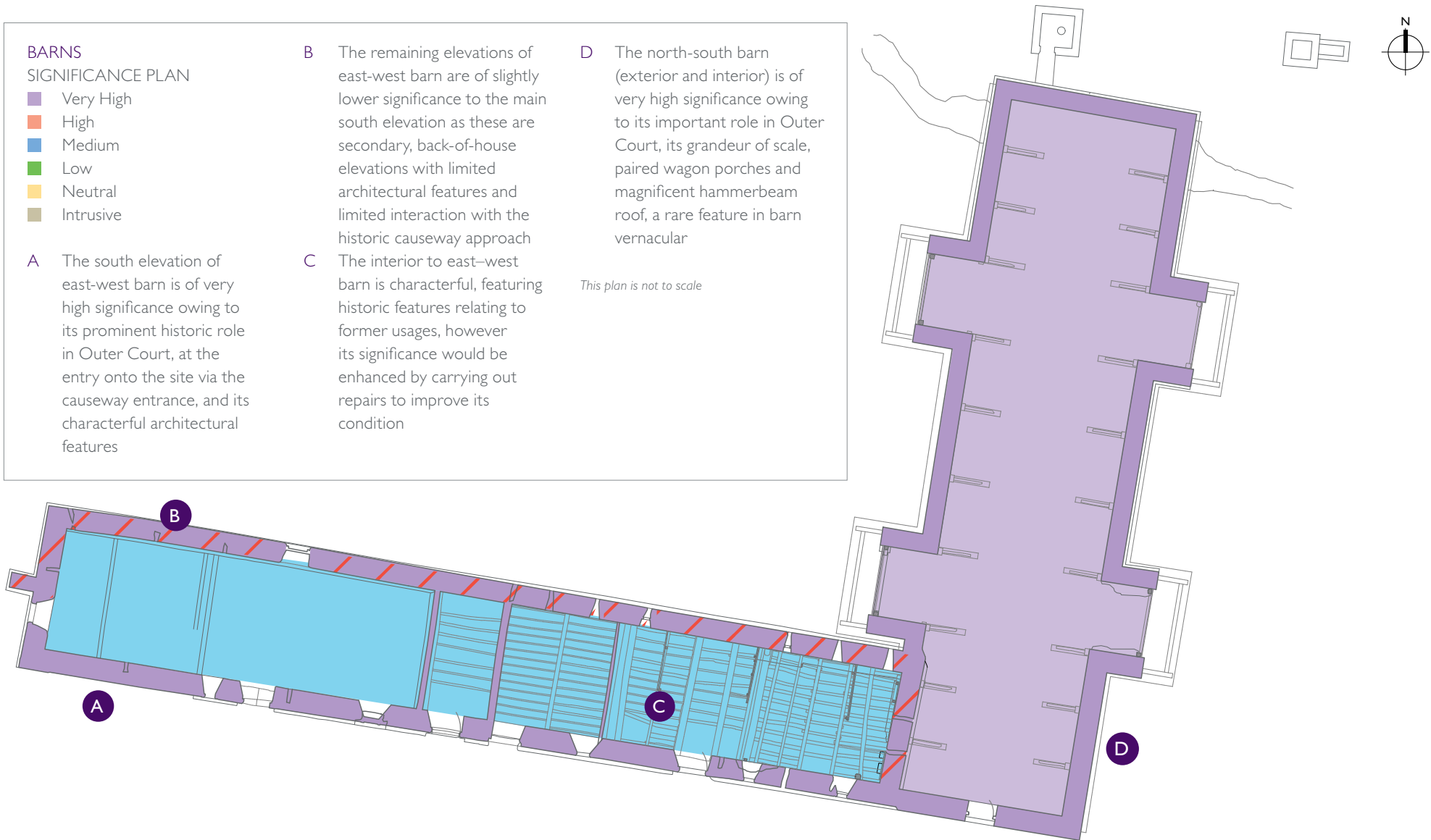
A The south elevation of east-west barn is of very high significance owing to its prominent historic role in Outer Court, at the entry onto the site via the causeway entrance, and its characterful architectural features

B The remaining elevations of east-west barn are of slightly lower significance to the main south elevation as these are secondary, back-of-house elevations with limited architectural features and limited interaction with the historic causeway approach

C The interior to east-west barn is characterful, featuring historic features relating to former usages, however its significance would be enhanced by carrying out repairs to improve its condition

D The north-south barn (exterior and interior) is of very high significance owing to its important role in Outer Court, its grandeur of scale, paired wagon porches and magnificent hammerbeam roof, a rare feature in barn vernacular

This plan is not to scale



MANOR HOUSE GROUND AND FIRST FLOOR SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

- A The room has no historic features but has some significance owing to the communal value brought by the wedding function
- B The 21st century 'Tudor Kitchen' lies on the original foundations of the 16th century kitchen and references the former crow-stepped gables sensitively, however as a much later addition to Inner Court, the extension has lower significance
- C The room has medium significance as it retains characterful timber-framing (possibly 16th century) and an 18th century fireplace
- D Aside from the wall fabric (of higher significance as indicated by the colouring of the walls), the space has no historic features but does have some communal value as a location for weddings
- E Medium significance circulation space featuring a historic stair
- F Very high significance 16th century bakehouse featuring former bread oven within 14th century north-east tower
- G 15th century fireplace of very high significance
- H The room has no historic features, except the fireplace (which is of very high significance) but does have some communal value as part of the bridal wedding suite
- I Very high significance 16th century dovecote within 14th century north-east tower

This plan is not to scale

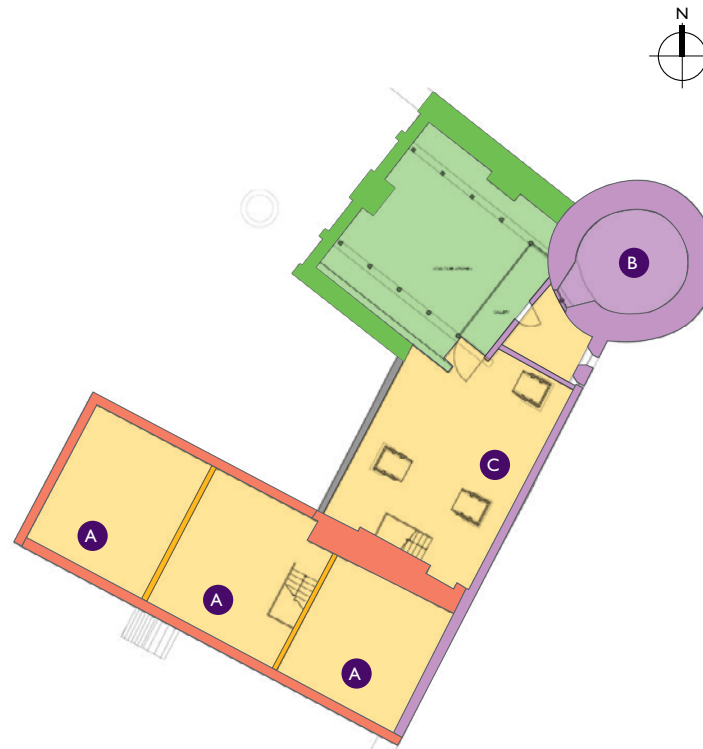


MANOR HOUSE SECOND FLOOR SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

- A** These spaces feature modern plasterboard partitions and lack historic or architectural features giving them neutral significance
- B** Upper level of high significance 16th century dovescote
- C** Neutral significance space owing to absence of historic or architectural features

This plan is not to scale



SECOND FLOOR

5.1 INTRODUCTION

This section identifies the current issues, risks and opportunities at Westenhanger, drawing on the assessment of significance and looking at how the site might be vulnerable and what potential threats there are to its long-term survival as a historic site comprising a number of heritage assets. It will also identify opportunities for improving and enhancing the site in the future and for its on-going conservation. The opportunities element recognises that the future functions of some of the historic buildings on the site are not yet set and so the policies are not prescriptive but have been reached through careful analysis of the potential of the buildings to be reimagined and re-used.

Every historic site has its own set of challenges and opportunities, which are unique to that place and change over time according to their context. The following sections outline the challenges facing the Westenhanger site at the present time. In future, however, the challenges and opportunities will likely change, particularly as many of the issues outlined below are no longer made relevant. This means that it is essential to review the challenges and opportunities of the site on a regular basis in order to ensure that a full understanding of how the site can be better maintained and managed will be continuously up to date.

The issues, risks and opportunities are here presented under the following headings:

[5.2 Legislation and Statutory Control](#)

[5.3 Retaining and Enhancing Heritage Value](#)

[5.4 Setting and Views](#)

[5.5 Access and Circulation](#)

[5.6 Interpretation and Visitor Experience](#)

[5.7 Condition, Maintenance and Repair](#)

[5.8 Energy, Sustainability and Environment](#)

[5.9 Use](#)

5.2 LEGISLATION AND STATUTORY CONTROL

5.2.1 SCHEDULED MONUMENT & LISTED BUILDING LEGISLATION

Protection of Scheduled Monuments and Listed Buildings are defined in primary legislation, national guidance and local policy.

Where sites are dual designated (both listed as buildings and scheduled as monuments) scheduling takes precedence.

In order to ensure that designated structures and areas are protected, it will be necessary to have an awareness of the legislation, policy and guidance and to carry out appropriate consultation and procedures to manage change.

The legislation and guidance of principal relevance are:

- *Ancient Monuments and Archaeological Areas Act 1979*
- *Planning (Listed Buildings and Conservation Areas) Act 1990*
- *National Planning Policy Framework (NPPF) Updated July 2021*
- The Planning Practice Guidance
- *Conservation Principles, Policies and Guidance (2008)*

Ancient Monuments and Archaeological Areas Act 1979

The principal Act provides the overriding legislation relating to Scheduled Monuments and outlines the process for carrying out works (interior or exterior) through the process of Scheduled Monument Consent (SMC). SMC applications are administered by Historic England as advisors to the Secretary of State for Digital, Culture, Media and Sport who grants the consent. In assessing applications, the Secretary of State will aim to ensure that the significance of protected sites is safeguarded for the long-term.

SMC is required before any work on a Scheduled Monument can begin, this would include the removal of the modern stables at Westenhanger.

Some change may also require planning permission, which should be obtained from the Local Planning Authority.

The Planning (Listed Building and Conservation Areas) Act 1990

The principal Act provides the overriding legislation relating to Listed Buildings and conservation areas and outlines the process for carrying out works (interior or exterior) to Listed Buildings. It requires Listed Building Consent for 'the demolition of a Listed Building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'.

The National Planning Policy Framework (NPPF) (updated July 2021)

The NPPF establishes the government's planning policies for new development within England and how these are expected to be applied. 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking' (para. 10). Section 12 within the NPPF – Achieving Well-Designed Places – sets out the government's policies on design and Section 16 of the NPPF – Conserving and Enhancing the Historic Environment – gives the Government's policies for the protection of heritage.

The policies within Section 16 (particularly paras. 194, 195, 197, 199-206) advise a holistic approach to planning and development, where all significant elements that make up the historic environment are termed heritage assets. These consist of designated assets, such as Listed Buildings or conservation areas, non-designated assets, such as locally Listed Buildings, or other structures or features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings.

This CMP has been written in line with the NPPF and provides an assessment of significance (as per paras. 194-195), investigates the potential for development and enhancement of significance (as per para. 197), and sets out a series of recommended conservation management aims to guide any future sustainable change and conservation. On March 6th, 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance, which includes the section 'Conserving and enhancing the historic environment'. The guidance is a regularly updated, live document intended to provide further detailed information with regard to the implementation of the NPPF.

Key principles applicable to the Westenhanger site include:

- Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
- Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

- Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- New development should make provision for the protection of archaeological resources, buildings and landscapes

Local Plan (Folkestone & Hythe)

The adopted Development Plan for Folkestone & Hythe District comprises the *Core Strategy Review (2022)* and the *Places and Policies Local Plan (2020)*.

The newly adopted *Core Strategy Review (2022)* replaces the former *Core Strategy (2013)* and forms part of the Development Plan for the District alongside the *Places and Policies Local Plan*.

The relevant policies in the *Places and Policies Local Plan* (adopted September 2020) are:

- Policy HE1 Heritage Assets
- Policy HE2 Archaeology

The relevant policies from the *Core Strategy Review (2022)* are:

- Policy SS7 New Garden Settlement – Place Shaping Principles (5 – Enhanced Heritage Assets)

5.2.2 CONSULTATION IN THE PLANNING PROCESS

It will be essential to consult with the appropriate authorities when planning or proposing change to the site. This includes Historic England, The Council for British Archaeology, The Georgian Group and the Ancient Monuments Society as a minimum but may also involve other relevant local or national interest groups. Due to the scheduled status of the site it is also necessary to apply for consent for any works to the Secretary of State through a Scheduled Monument Consent application.

It is advisable to contact the Local Planning Authority (Folkestone and Hythe District Council) and Historic England in the early stages of proposing change. Where necessary, the LPA will contact Kent County Council, for example if the proposals involve any archaeological implications. For large-scale works, it is often advisable to obtain pre-application advice. A general idea of future proposals is recommended at this stage, but the potential to adapt and change them should be inherent. Depending on the type and scale of works prepared, it may also be necessary to appoint an architect to assist in the design work and liaison with stakeholders. Experience working with similar building types, and particularly working with a Scheduled Monument and Listed Buildings, should be essential. Multiple discussions with stakeholders beyond a single preapplication advice session may also be necessary. In all cases, the key is to keep all interested parties up to date, informed and involved in the design process.

KEY ISSUES AND RISKS

Westenhanger Castle (Scheduled Monument)

Westenhanger Manor (Grade I)

Barns at Westenhanger Manor (Grade I)

Remains of the causeway to the south of Westenhanger Castle (Scheduled Monument)

KEY OPPORTUNITIES

The presentation of the unique nature of the combined assets at Westenhanger and to find a functional and sustainable future for the heritage assets that is proportionate to their significance.

To ensure best practice for the conservation, management and development of the designated assets.

To follow the appropriate legislation and statutory guidance in accordance with the buildings' and areas' protected status

To carry out positive stakeholder consultation.

5.3 RETAINING AND ENHANCING HERITAGE VALUE

One of the core principles of the National Planning Policy Framework is to *recognise that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance'*.⁰¹ *The NPPF also highlights the need for 'sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'*.⁰²

Within historic buildings or areas and their setting, there is often conflict between the conservation of historic fabric and the need to upgrade the building to perform a new function or improve an existing one.

Change will be necessary in order to achieve the aims and aspirations for Westenhanger, and the challenge will be to carry out any changes in a sensitive, limited and potentially reversible manner in order to maintain the heritage values and significance of the place.

KEY ISSUES AND RISKS

Potential for conflict between conservation and the need to upgrade buildings.

Potential for conflict between archaeology and the need to expand building capacity on the site.

Intrusive features which impede on an appreciation of the relationship between buildings, Key Views, open spaces, landscape setting, elevations and interiors.

The proposed garden town will change the context of the castle.

KEY OPPORTUNITIES

Where there is conflict between necessary adaptations and conservation, adaptations should offer very high heritage or public benefits, for example improving access to the site, and its heritage, to a wider audience.

Where there is conflict between necessary developments and archaeology, developments should offer exceptional heritage or public benefits.

Identify intrusive features and look to enhance the heritage value by their removal.

This change of context will exist alongside the opportunity for long-term sustainability and financial stability through more active use and greater patronage.

Carry out repairs to the historic fabric of east-west barn using appropriate materials and techniques.

Improve the setting to the south of the Scheduled Monument through considered improvements to the surrounding landscaping.

Opportunity to enhance significance and understanding of the asset by improving interpretation and signage across the site.

Enrich the architectural heritage through high-quality design.

⁰¹ National Planning Policy Framework, 2021, para 189.

⁰² National Planning Policy Framework, 2021, para 190.

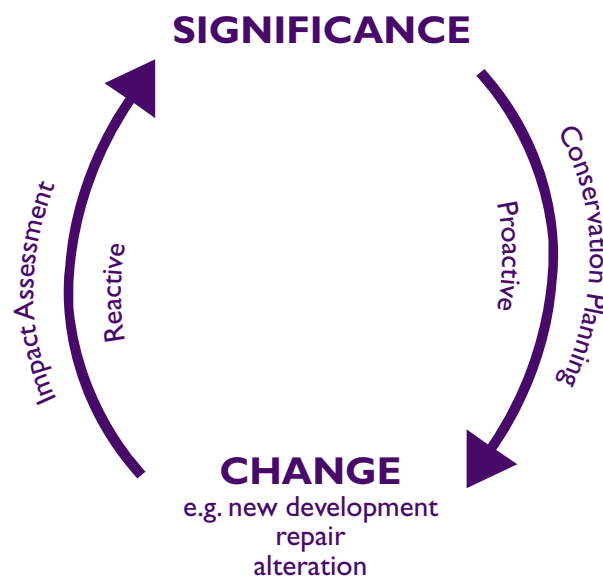
5.3.1 CHANGES TO THE BUILT FABRIC AND WITHIN THE SETTING OF HERITAGE ASSETS

Whenever change is proposed, it will be necessary to carry out the process of understanding the impact of potential change, all of which is centred on an understanding of significance. This generally involves a stepped process.

- 01 Identify the areas where change is proposed.
- 02 Review the significance of the built fabric, space and importance of relationships to other spaces.
- 03 Prepare detailed design proposals based on an understanding of significance, retaining the most important elements and carrying out any necessary change to the least important elements.
- 04 Carry out a Heritage Impact Assessment to determine the impact that proposed change will have on heritage value.
- 05 Where necessary, alter the proposals or find ways of mitigating potential harm.

This process is in line with the recommendations for managing change outlined in the English Heritage publication *Informed Conservation* (Clark, 2001). This document notes that 'understanding is the first step in any programme of conservation work, whether that involves repairs, alterations or new development'.

As outlined above, when addressing the potential for change, it will be necessary to consider the significance of the fabric affected. As a general rule, those areas which are of very high or high significance (as identified in [Section 4](#)) will have less flexibility for change, while those with medium, low or neutral significance will be able to accommodate more change, as long as it is sympathetic to the heritage values of the buildings and contributes to keeping them in sustainable long-term use.



The table below outlines the general potential for change dependent on significance and heritage value. However, all change should be considered on a case-by-case basis.

High Significance	Large scale alteration, removal or demolition should be strongly resisted, unless it enhances heritage value.
Medium Significance	Efforts should be made to retain features of this level, though a greater degree of flexibility in terms of change is possible; particularly if it enhances significance.
Low Significance	A greater degree of flexibility for change is possible than in elements of higher significance, though a low value does not necessarily equate to expendability.
Neutral Significance	Considerable alteration or removal is likely to be possible.
Intrusive	Efforts should be made to remove or at least improve these elements.

Within the listed and scheduled structures on site, there are some areas of high or very high significance where any proposed change should be minimal and also justifiable as part of development to enhance or improve the character and understanding of the site. There are also elements that detract from the significance of the heritage assets, which pose opportunity areas.

5.3.2 ARCHAEOLOGY

The following outline section on archaeology has been informed by the Otterpool Heritage Strategy, the Environmental Statement for the outline planning application and the Kent Historic Environment Record (HER). Future collation interpretation and analysis of archaeological information will follow in later updates to the CMP.

Summary of Standing Remains

- Curtain walls
- Towers
- West entrance to the castle complex (including pre-14th century fragmentary remains at the base of the gatehouse)
- West range (north section)

Summary of Buried Archaeology

The Scheduled area of Inner Court and Outer Court has known buried remains as well as potential for buried and earthwork archaeological remains. These known and potential remains are listed below. Where a bracketed number is included, this indicates the presence of known remains which are mapped on the following page.

- Remains of possible Medieval hall in what is now the inner courtyard, pre-dating the 14th century Manor House and crenellations;
- Former ranges of the 14th to 16th century Manor House within the inner courtyard;
- A chapel within the inner courtyard;
- A possible hall in the outer courtyard which was attached to the south side of east-west barn
- Ancillary buildings within the outer courtyard as listed in the 1635 inventory;
- Additional service buildings in the outer courtyard;

- The remains of St Mary's parish church (45) and cemetery in the outer courtyard;
- A watermill on the river, near the moat;
- Water management features to the north and west of the moated area;
- A terrace to the south of the southern arm of the moat which led to a walled Tudor garden (166);
- A trackway and field system to the north of the castle showing as cropmarks (42);
- A series of linear ditches and banks to the north of the castle which partly delineate platforms and enclosures which may include features such as paddocks and animal shelters associated with the castle;
- Earthworks of a bank and an adjacent leat channel north east of the castle that fed the moat; and
- There are also two HER points recording the putative site of a deserted medieval village close to the Castle (53, 54) which is as of yet unconfirmed.

These features and potential features, which are shown (where known) on the plan overleaf, are all of varying significance depending on their survival, date and relationship to the Castle. These are protected by Scheduling and will be preserved in situ wherever possible.

Outside the scheduled area to the south, there are known buried remains and potential for unknown archaeological remains including:

- The former Folkestone Racecourse built between 1899 and 1908 (153)

- The deerpark (154)
- Landscaped gardens to the Westenhangar Castle
- A former walled Tudor Garden (166) is known of from cartographic and documentary evidence, geophysical survey and trial trenching.
- A causeway leading to the castle from Ashford Road in the south (149) is known of from cartographic evidence and survives as a banked field boundary.
- Water features which may have been fishponds or a water garden (147, 148) for the Castle survive to the east of this causeway and close to the racecourse lake. A range of field boundaries and ditches to the east of the racecourse lake (128, 137, 138, 139), some water-filled, may also have formed part of the Castle's water system. These features are to be preserved in situ within the masterplan for the new Castle Park.
- Also in this area are the site of a former orchard (161) as seen on historic maps.
- Possible Castle landscape features identified through LIDAR (160, 165)
- Possible ridge and furrow (159)
- The site of the former Pound House to the deerpark (157) and its associated trackway (158- see Field 7 below)
- Post-Medieval features found during or prior to the construction of CTRL/HSI (22).

These features outside the scheduled area are also shown (where known) on the plan overleaf.

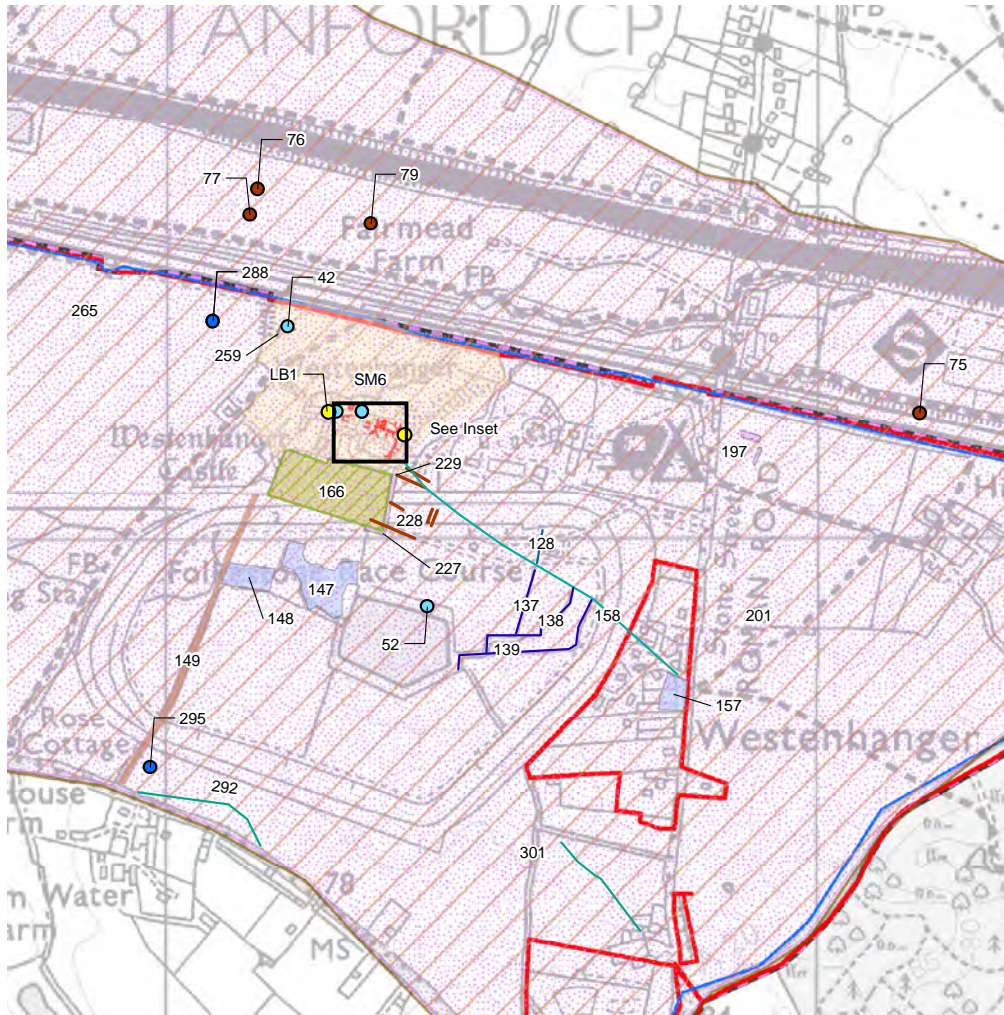


Figure 164: Location of early medieval to medieval assets (archaeological remains) on the Westenhanger site and within its setting, including the post-medieval castle grouping (Arcadis)

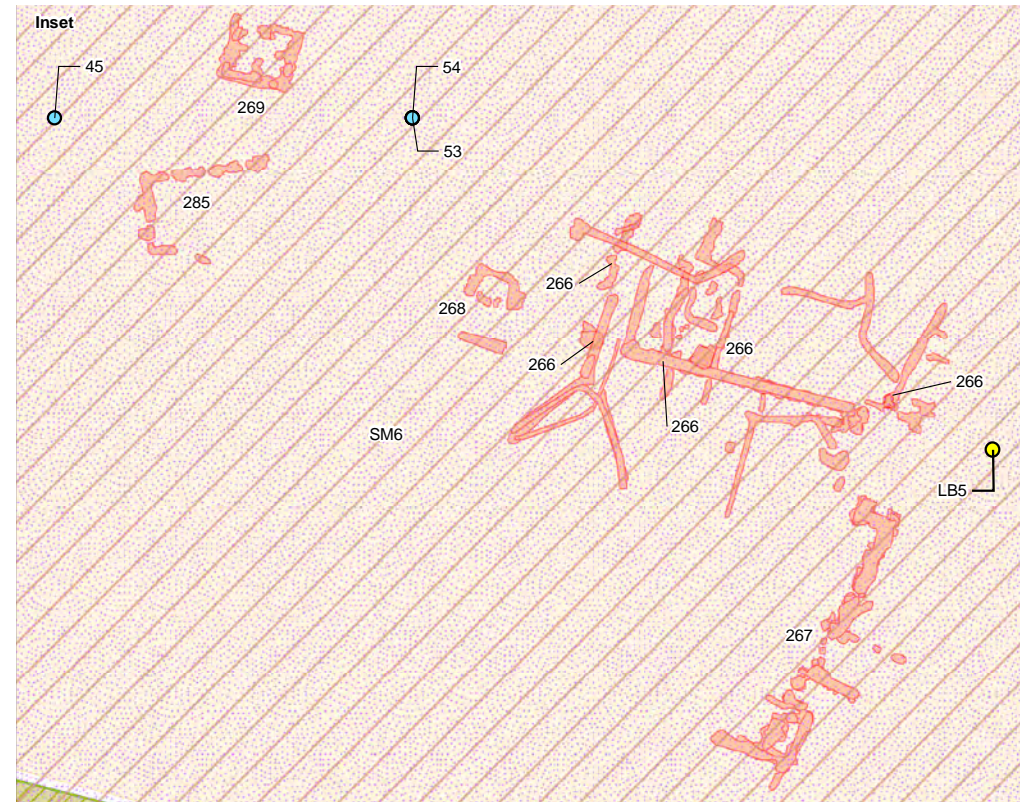
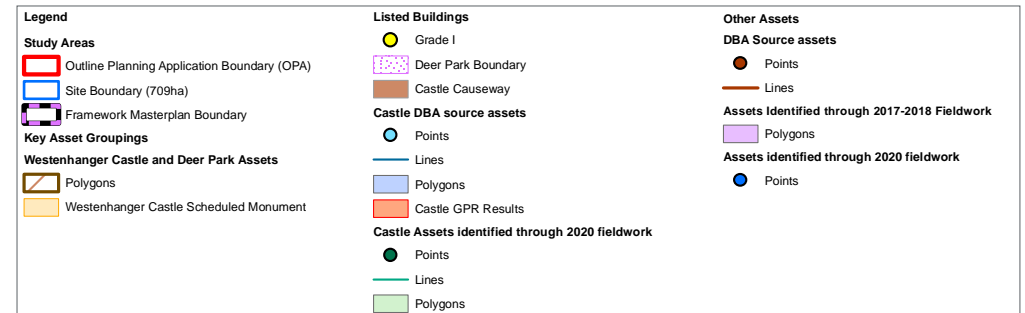


Figure 165: Detail showing the location of early medieval to medieval assets on the Westenhanger site



Previous Investigation

There have been several previous investigations at Westenhanger. Archaeological events include:

- A Watching Brief at Westenhanger Castle (EV3).
- Tree-ring analysis of timbers from Westenhanger Manor barn and adjacent stable block (EV7).
- Tree-ring analysis of timbers and Westenhanger Manor Barn (EV15).
- Tree-ring analysis of outbuildings at Westenhanger Castle (EV20).
- Tree-ring analysis of timbers from a barn at Westenhanger Manor (EV25)
- Tree-ring analysis of timbers from Westenhanger Castle (EV27).
- Trial trenching at Field 7, south of Westenhanger Castle. (2018)
- Ground Penetrating Radar at Inner Court and Outer Court, Westenhanger Castle (2020)
- Trial trenching (2020) to the south of the Scheduled Monument on the former racecourse at areas i and ii (see map on following page).

The Environmental Statement describes previous archaeological reports relevant to the site, which are listed below.

- Cultural Heritage Desk-Based Assessment (Arcadis, 2016).
- Folkestone Racecourse, Westenhanger, Desk Based Assessment (RPS Group, 2010).
- Otterpool Park, Kent, Geophysical Survey (Headland Archaeology, 2017)
- Union Railways Limited Channel Tunnel Rail Link Geophysical Surveys Report Volumes 1 and 2 (A. Bartlett & Associates Specialists in Archaeogeophysics, 1996)
- Westenhanger Castle, Geophysical Survey – location of Tudor garden (Headland Archaeology, 2018)
- Field 7, Otterpool Park, Archaeological Evaluation Report (Oxford Archaeology, 2018)
- Westenhanger Castle, Archaeological Evaluation (Archaeology South-East, 1999)

Gaps in Knowledge

The following section references Appendix A to the Otterpool Heritage Strategy (2021) – ‘Cultural Heritage Mitigation’ – which outlines the areas of the site that still require archaeological evaluation. This should be used as a reference point in the planning of future archaeological works.

Additional areas of archaeological evaluation are needed where there are ‘blank’ areas of the site where little is known. This evaluation will comprise additional areas of geophysical survey and archaeological trial trench evaluation as well as testpits dug for geoarchaeological purposes.

In terms of the scheduled area, the following evaluation is needed in the future:

Westenhanger Castle, Listed Barns, standing earthworks and below ground remains within the scheduled area

- Further desk-based research into the designed landscape south of the castle.
- Further geophysics within the grounds of the castle and the Racecourse with the view that any results will inform the interpretation of the Castle and contribute to the asset’s enhancement by the Project. Further geophysics will be required as certain areas of the scheduled area become available e.g. the marquee area and the area where there are currently modern stable blocks.
- Trial trenching in the Racecourse area. The information from all of the above assessments will help design the mitigation strategy.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

- Testpitting may be required in the Castle area to answer specific questions.
- Historic Building Recording could aid historical understanding of standing remains on the site and should be used prior to any change associated with proposals.
- Preservation by Record in certain cases which may involve watching brief, excavation and/or historic building recording.
- Any works in the scheduled area, including non-intrusive surveys, demolition or construction of buildings or any breaking of ground must be subject to Scheduled Monument consent.

Tudor Garden at Westenhanger Castle

- Geophysics and trial trenching has established the presence of a Tudor Garden immediately to the south of the scheduled area but not enough information to inform a reconstruction of the garden. Masterplan design will create open space in the location of the Tudor Garden to preserve the asset in situ and reimagine it for the public to enjoy and to enhance the setting of the Castle.

Assets associated with Westenhanger Castle, including cropworks of Medieval field system (42) and the site of St Mary's Church (45)

- The assets' proximity and association to Westenhanger Castle (SM6//LB5) will likely result in their preservation under open space. Should new building or landscaping be planned for these areas they will be preserved by record, likely archaeological excavation.

The causeway approach to the castle (149)

- Needs additional evaluation.

Boundary to deer park of Westenhanger Castle (154)

- Trial trench evaluation to the south of Westenhanger Castle has the potential to identify remains associated with this asset.

5.4 SETTING AND VIEWS

This section looks at the presence and visibility of the building group in the wider landscape and indeed, the visual coherence the site has as a group of designated assets. Some historic views are no longer appreciable and there is scope to redefine or re-establish historic vistas within the site and open up new ones that better display the richness of the site's built and natural environment.

KEY ISSUES AND RISKS

Loss/ erosion of the two former approaches to the south of the Scheduled Monument: the original entrance via the causeway and the former Pound House Track. No clear indication of their historic importance and poor legibility of historic views along these routes.

Loss of historic landscape features in the landscape setting to the south of the Scheduled Monument and visual truncation of this setting by modern racecourse infrastructure and buildings.

Current landscaping and setting to buildings does not celebrate some of the key areas of historic interest and impacts interconnectivity between buildings.

Extensive vegetation is obscuring areas of historic interest including the southern arm of the moat, the remains of the inlet leat to the north-east of Inner Court and the pond to the south of the historic stables. Views of the Manor House from the open landscape to the north of the scheduled area and the south terrace lining the south side of the moat are also partially obscured by tree planting.

Ivy obscures sections of curtain wall making it difficult to appreciate the historic architectural fabric.

Views towards and an appreciation of the south-west tower are currently blocked by the modern services building, associated plant and vegetative growth.

Later structures of poor quality/ condition and modern boundaries have obscured views and impacted the settings of the designated assets on the site in Inner Court and Outer Court.

Limited visual connectivity between site and area to the south, which will be occupied by the garden town, owing to dense tree and shrubbery planting in the moat and around the southern edge of the moat.

Poorly stored salvaged castle and barn stone found amongst modern stable buildings.

Lack of coherence to entry and exit points to the site and poor signage.

KEY OPPORTUNITIES

Potential to reinstate and celebrate the key historic routes from outside to inside the historic built environment, including the causeway, the original approach to the site, and the lost Pound House Track. Potential to enhance Key Views along these former routes.

Possibility to remove intrusive modern accretions within the setting to the south and reinstate lost landscape features including the Tudor garden, to the south of the moat, and the section of the deer park to the south of the site to reunite the landscape and to serve as an appropriate setting to the Scheduled Monument.

Opportunity to enhance and reinstate important relationships between buildings and their settings.

Conduct an extensive tree survey to assess the age and significance of trees on the site and, dependent on results, potential to thin/ remove trees to reveal heritage assets and enhance Key Views into and towards the site.

Removal of ivy and vegetation from areas and buildings currently obscured by it.

Opportunity to reveal and re-appreciate the south-west tower as a crucial component of the 14th century curtain wall, which is of vital importance to the understanding and significance of the site.

Opportunity to remove insensitive modern accretions to improve Key Views across the site and the connectivity between Inner and Outer Court, as well as to enhance the historic character and aesthetic value of the scheduled area more generally.

Potential to open up views (dependent on tree survey) from south and south-east.

Sort salvage piles and safely store historic fragments with the opportunity to re-use stone in repairs to the historic buildings.

Potential to improve wayfinding and signage both from outside and within the site.

5.5 ACCESS AND CIRCULATION

This section addresses the question of level access and of flow and circulation around the site. It considers entry points into the site and the potential areas for better vehicular access to the site. Car parking at the site currently presents a considerable challenge for any functional expansion and so the overarching opportunity is to identify suitable locations for car parking.

KEY ISSUES AND RISKS

Site currently not accessible to the general public, except for events/ weddings at the Manor House.

Lack of distinct entrance to site at present owing to loss/ erosion of former historic approaches to the south of the Scheduled Monument.

Car parking provision across the site is currently not sufficient and this would be further exacerbated by any functional changes to the buildings.

KEY OPPORTUNITIES

Opportunity to provide the buildings on site with suitable new uses to allow wider public access to the site.

Opportunity to improve cycle and pedestrian access to encourage cycling and walking. This could include opportunities for footpath access down the causeway, across the future castle park and down the route of the Pound House Track.

Opportunity to enhance circulation into and around the site by reinstating historic entrances via the causeway and former Pound House Track.

To carry out options appraising car park provision and other sustainable transport options and seeking the solution that is the least harmful to the heritage assets on the site.

Potential to identify space for two separate car parks, both to limit the impact of one large car park on the site and its setting, and to allow different user groups to access different parts of the site easily.

The most appropriate areas for potential car parking in heritage terms are to the south-west and east outside the scheduled area. The area to the east of the Manor House, near the existing racecourse buildings, could be a viable option for a car park in the vicinity of the house. Another possible location, providing better access to the barns and the potential west entrance to the site, is on the open land to the south-east of Farm Cottage. The junction between the proposed pedestrian entrance on the location of the former causeway and this potential car park would need to be developed through sensitive design, positioning and screening.

The setting beyond the southern edge of the scheduled area is less appropriate for car parking as this may conflict with the proposed reinstatement of the Tudor garden and deer park.

INTRODUCTION

SITE
UNDERSTANDING

HISTORY AND
DEVELOPMENT

ASSESSMENT OF
SIGNIFICANCE

ISSUES, RISKS AND
OPPORTUNITIES

CONSERVATION
POLICIES

FURTHER
INFORMATION

KEY ISSUES AND RISKS

KEY OPPORTUNITIES

House not fully accessible, lacking step-free access, which excludes certain potential clients/ visitors.

DDA compliance in the main house with the potential to install a lift in the newer range to lessen impact on the historic fabric.

Level access across the site and into some of the historic buildings is challenging.

An audit of level changes across the site could help to inform future connections between spaces and buildings and ensure the site is fully accessible.

Access and circulation around site and between the buildings restricted by modern fences and boundaries.

The present access and circulation around the external spaces and buildings could be improved to enhance the visitor experience.

Opportunity to improve views between the buildings, enhancing their visual connection and improving flow of space and circulation between Inner Court and Outer Court.

Opportunity for orientation signage to facilitate movement across the site.

5.6 INTERPRETATION AND VISITOR EXPERIENCE

Westenhanger has incredible potential as a visitor attraction and has a remarkable range of historic structures and narrative histories that relate to them. The site is served by a nearby train station, the M20, as well as minor roads. However, the semi-remote setting of Westenhanger and the lack of knowledge and awareness of the site means that visitor numbers are limited. The Otterpool Park development will bring significant change to the surrounding area and will place Westenhanger in an entirely new amenity and semi-urban context. This brings opportunities for better interpretation of the history of the site and a better visitor experience, regardless of the reason for visiting.

KEY ISSUES AND RISKS

General paucity of knowledge/ awareness about the site and its history and significance.

Wide lack of appreciation for the site's importance to national history.

The site is not signposted locally.

The site lacks interpretation signage and information relating to the buildings and their landscape setting.

Challenge for visitors to easily understand the importance of the landscape setting and the historic approaches to the site.

Lack of online presence.

Limited role castle plays in locality and community.

Limited amenities provided on site.

KEY OPPORTUNITIES

Potential for a range of audiences from local residents to tourists from around the country to better understand and relate to the site.

Opportunity to enhance the significance of the heritage assets through accessibility and increased understanding of their historic importance.

Opportunity to enhance awareness of the site by introducing signposting in the vicinity and on principal roads in the area.

Potential to introduce sensitively designed signage to help visitor understanding of the complex development of the site, as well as using digital interpretation technologies (ensuring these keep pace with changes in technology).

Opportunity to better express the historic entrances to the site – particularly the historic causeway entrance to the castle, which remains partially intact to the south.

Opportunity to introduce interpretation and wayfinding information into the external landscaping to connect and explain the above and below ground history of the site.

Social media/online presence could engage visitors and potential visitors by disseminating information about the history and significance of the site.

Opportunity to build close ties with local people, businesses and be a beacon for the region and the locality.

Opportunity to link with other heritage features and activities across the Otterpool Park area.

Opportunity to build and expand relationships with local and regional educational establishments and schools.

Opportunity to create programmes that attract new and diverse audiences, through outreach and on site activities.

Opportunity to significantly enhance the visitor offer in terms of amenities.

5.7 CONDITION, MAINTENANCE AND REPAIR

The condition of the buildings across the site is mixed with some buildings having been restored or repaired recently and others in an advanced state of disrepair. This section does not intend to provide an exhaustive survey of the condition of the buildings, but rather draws attention to key issues.

KEY ISSUES AND RISKS

The historic east-west barn is in urgent need of conservation action with external wall fabric, internal timber work, roofs and internal floors all in need of critical remedial work to stabilise the building.

Minor repairs needed for other historic buildings including addressing vegetative growth.

Emerging ivy growth in roof structure at the north end of north-south barn.

The modern extension to the 'Tudor Kitchen' is incomplete. The proposed toilet block was never built meaning there are boarded up openings in its west gable which limit the energy efficiency and thermal performance of the building.

Certain features in the Manor House are inappropriate or poor quality including the acoustic board ceiling panels found in certain rooms and modern cornices where these cut across historic features such as chimney breasts.

KEY OPPORTUNITIES

Prioritise restoring east-west barn to arrest further deterioration and to preserve and enhance its significance.

Carry out necessary repairs to all historic buildings including the barns to make them safe and convertible for new uses.

Opportunity to address pervasive vegetative growth on buildings and structures where it erodes architectural features and obscures an appreciation of materiality and form.

Remove ivy from recently restored roof structure of north-south barn.

Make good boarded up openings to improve the thermal performance of the Manor House.

Opportunity to enhance the ceiling finishes, where acoustic board ceiling panels are used, with finishes of a more sensitive design and style to the building's heritage context.

Opportunity to re-fit inappropriate corning in order to respect historic features and to provide a more authentic decorative scheme.

The Manor House has undergone much alteration with modern partitions and fittings, meaning its internal spaces are of lower significance than other areas of the site. Sensitive change can therefore be accommodated within the Manor House in line with a viable new use.

Opportunity to enhance condition through cyclical repair and maintenance.

Potential to review service provision across the site and introduce more sympathetic approaches as services reach the end of their life.

Opportunity to remove accretions to the buildings and within the grounds through routine work.

5.8 ENERGY, SUSTAINABILITY AND ENVIRONMENT

Climate change is an important consideration for the future protection of heritage assets. The reuse of historic buildings is an inherently sustainable process, negating the need to use energy to manufacture new materials and dispose of waste from demolitions, thereby reducing carbon emissions and the impact on climate change. English Heritage's Climate Change and the Historic Environment (2008) explores potential risks. Those which could be relevant to the Westenhanger Site are given below:

- *“increased wetting and drying that heighten the risk of ground subsidence and accelerated decay of stonework and thus pose a threat to many historic buildings...*
- *Possible increases in the frequency or geographical range of extreme weather that could pose an increased risk to some historic landscapes and buildings...*
- *The design integrity of some historic buildings and landscapes could be damaged by the need to provide new and more effective rainwater disposal or storage systems.”*

Though most of these risks do not need any immediate action, they will need to be kept in mind and monitored for the long-term future of the site.

The adaptation of a building or landscape to cope with the effects of climate change can cause conflict between the need to make changes and the need to preserve the significance of the asset.

Any new build elements should be built with sustainability and the target of net-zero carbon in mind.

KEY ISSUES AND RISKS

Current energy efficiency of the Manor House.

Manor House suffers from cold interiors due to a lack of heating provision and lack of/ poor insulation.

Future change needs to ensure future sustainability.

Protection and conservation of the landscaping.

Potential effect of damp and other environmental factors on buildings.

KEY OPPORTUNITIES

Potential to improve the energy efficiency of the Manor House.

Opportunity to develop a heating strategy for the Manor House which may be able to accommodate underfloor heating owing to modern floor surfaces.

Opportunity to establish an insulation strategy and provision for insulation in the roof spaces of the Manor House.

Potential to explore long-term sustainable solutions like ground source or air source heat pumps for the heating of internal spaces.

Potential to introduce water-saving methods and to reduce energy used for heating water, for example using local point-of-use heaters and solar heating.

Look to a series of zonal areas on a masterplan which protect the natural environment – particularly the meadow – around the site.

Energy efficiency should be built into all the restorative, change of use and new build elements of the estate.

Opportunities to remove and upgrade services with more environmentally friendly alternatives as they become redundant.

5.9 USE

This section looks at how the buildings are used and managed or indeed, in the case of current buildings that have no particular function, how they could be adapted and re-used as part of a site-wide strategy.

Proposed Use and Redevelopment Masterplan, June 2020

Purcell prepared a Proposed Use and Redevelopment Masterplan in June 2020, in collaboration with Folkestone and Hythe District Council and members of the Otterpool Park masterplan project team, to explore, appraise and present the range of architectural opportunities which exist for the proposed re-use and redevelopment of Westenhanger Castle. The report refined the findings of the previous Conservation Management Plan by Arcadis (2017/ 2018) and a Use Options study by Colliers (2018), referring to Historic England's comments on these documents. This box summarises the findings of the report.

The report looked at precedent studies, which are either similar in terms of historic significance and context or offer a useful parallel to the potential use and redevelopment options at Westenhanger, including Hever Castle, Leeds Castle, Eltham Palace, Nevill Holt, Lowther Catle and the Scottish National Gallery.

It was proposed that there are essentially two primary use functions that could exist at Westenhanger:

- 01 Commercial use as a historic country house hotel
 - Fully private commercial use as a hotel site.
 - Luxury accommodation and restaurant in Inner Court.
 - Potential new buildings on the location of former south range in Inner Court.
 - Barns used for medium-sized events/ functions.
 - New hotel accommodation in the south part of Outer Court where modern stables currently located.
 - Limited public community use except for commercial hire functions or events.
 - Option to introduce higher public community use by opening grounds and parkland to the public.
- 02 Heritage and cultural visitor attraction, with public community use
 - Use of entire site for heritage, arts and cultural or educational use, open to the local community and wider public as a paid attraction or community asset, or both.
 - Manor House, walls and towers could be reinvented as a heritage visitor attraction, the Manor House could be considered as a specific museum, art gallery or educational venue.
 - Opportunity for a visitor café in Inner Court.
 - Barns could provide gallery, exhibition, events, learning space and might be more openly available for use by the local community

It was also recognised that there are options to hybrid these two proposed uses. A hybrid model may be the best future use of the estate. The Castle could serve as a public community asset for the future at the heart of the Otterpool Park Garden Town, whilst also achieving commercial viability to ensure a revenue income for the ongoing care of the estate. Most of the precedent studies, including the castles at Hever and Leeds, demonstrate that a hybrid of publicly accessible heritage, cultural and educational uses alongside private commercial hotel or similar hospitality uses provide a good model for sensitive redevelopment and ongoing management of heritage assets similar to Westenhanger.

Two strategic models for a hybrid public and commercial use were proposed:

- 01 Commercial with some public use
 - Commercial country house hotel set in publicly accessible parkland setting.
 - Inner Court to serve as luxury suite accommodation and restaurant.
 - New hotel accommodation to south of barns in Outer Court.
 - Barns would be dedicated as a publicly accessible arts and culture, heritage or education venue.
- 02 Public use with some commercial operation
 - Estate is a public community asset with a hotel operation included possibly in south part of Outer Court.
 - Hotel guests could benefit from the facilities of the heritage asset and cultural visitor attraction, as well as the parkland, whilst the local community could also benefit from bar/ restaurant facilities and function suites of the hotel.



Figure 166: Country house and park hotel



Figure 167: Public Heritage, Arts and Cultural, Education Use



Figure 168: Commercial country house set with some public use

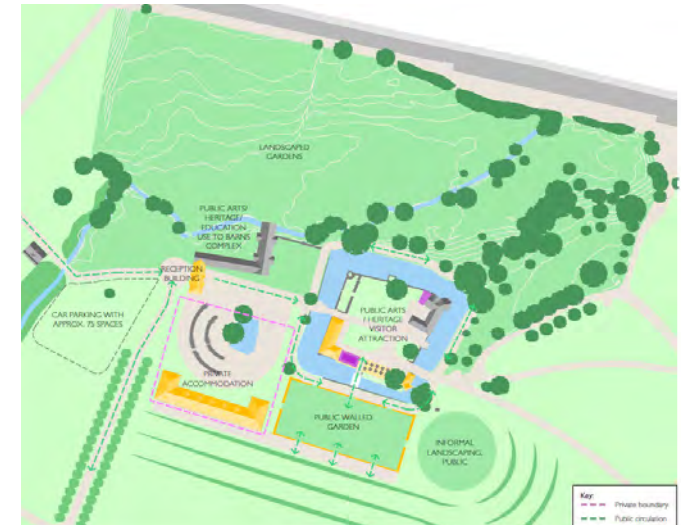


Figure 169: Public community asset with a hotel operation included

KEY ISSUES AND RISKS**KEY OPPORTUNITIES**

The long-term future of the site is dependent on finding sustainable and appropriate uses for the Manor House and the barns, which are compatible with their conservation and can generate income to maintain the site.

Consideration of the proposed uses set out by Purcell in the Proposed Use and Redevelopment Masterplan summarised on pages [129](#) and [130](#).

Future demand for the construction of new buildings and infrastructure on the scheduled area, an area of high significance and archaeological sensitivity, to accommodate new uses.

Any development in Inner Court must respect the heritage significance and archaeological sensitivity of the historic core of the site and must adopt the appropriating mitigating principles involving archaeological investigation, sensitive design, and restoration/ conservation work elsewhere on the site. Consideration could be given to reinstating buildings on the location of the lost south range, which could preserve and enhance the historic courtyard quality. Another area for exploration is the location of the proposed toilet block, abutting the west gable of the modern 'Tudor Kitchen' extension, which was never realised. There is also potential to adapt/ alter the modern services building.

In Outer Court, the positioning of potential new buildings should look to precedent of buildings on the site, both former and existing. For example, the possibility of placing a reception or gateway building in roughly the location of the former building extending to the south of east-west barn could be explored. Any building here should adopt the appropriate mitigating principles and the building should not physically join the barn but be positioned to the south to preserve the character of the elevation of the linear barn. Similarly, with proper mitigation in place involving archaeological investigation and good screening, new buildings could be positioned in the location of the existing modern stables to the south of the historic barns.

There is currently a shortage of WC provision across the site, this would be exacerbated by any increase in visitor numbers to the site.

Opportunity to improve visitor facilities including WCs and café.

Commercial opportunities for cafés and tailored shopping on site.

The site lacks other amenities.

Current function as wedding venue attracts relatively limited audience and highlights the need to balance public access with private activities such as weddings.

Opportunity to increase local and tourist interest and footfall.

Potential to increase the amenity of the site for local people to walk/enjoy and visit the site.

Opportunity to make the barns more openly available for use by the local community.

Opportunity to improve accessibility of the site to all visitors.

Opportunity to provide a defined space for visitors to appreciate the history and complexity of the site, such as a permanent museum exhibit.

Works to the buildings on the site will need to avoid clashing with and disrupting weddings, especially during the Spring and Summer.

Any building works should be timed to avoid disruption to private events.

6.1 INTRODUCTION

Conservation can best be described as the process of managing change in a way that retains the significance and special character of a place whilst also enhancing this significance and ensuring its sustainability.⁰¹ It does not seek to prevent all change nor does it aim to preserve a place in its entirety, preventing progression and use. Implicit in the concept of conservation is the acceptance of sensitive and appropriate change as the requirements for heritage assets evolve over time. It is also important to recognise the various aspects of managing heritage assets that conservation has come to entail:

“Conservation used to be synonymous with preservation. Yet conservation today is something much more dynamic, which ranges from maintenance and repair, through to finding appropriate new uses when necessary. Conservation may include interpretation, presentation, access, new development, marketing, research, fund-raising, or publication. It is as much about facilitation and mediation, as it is about regulation. Conservation is becoming increasingly positive and proactive, rather than negative and re-active.”

Conservation Management Planning is widely recognised by the heritage sector as best practice for the long-term care and managed change of heritage assets and as such has become the tool to achieve the process of successful “conservation” as described above. It is therefore the aim of this CMP to manage future change at Westenhangar to ensure that any development is carefully managed, assessed and implemented. Rigid adherence to any conservation approach can ultimately lead to detrimental effects, simply because there will be specific situations which could not have been anticipated. Therefore, the first principle of good practice conservation is to remain focused and aware of the significance of the place including where these conflict with each other and make conservation decisions with a clear understating of the potential impact on heritage value.

⁰¹ NPPF, Annex 2: Glossary.

6.2 USING THE POLICIES

The policies flow directly from the previous section of the document, identifying the site’s Issues, Risks and Opportunities, which in turn flows from the History and Significance sections and a solid understanding of the site and its setting. These policies should be instrumental when future proposals for work and re-use within the scheduled area is being considered.

The policies include distinct policies, which have a clear action, as well as more aspirational recommendations for the site. Several policies are tied directly or indirectly to the delivery of the Otterpool Park masterplan, however, the focus of the policies, and

the CMP, is on the conservation, enhancement and management of the Westenhangar site.

The policies are given a priority-rating based on their urgency, importance and the general timescale within which they should be carried out. These are defined as:

- 01 Action is required straight away (i.e. as soon as the CMP is formally approved).
- 02 Action is required as soon as reasonably possible once the CMP is formally approved.
- 03 This policy concerns a long-term goal and is cyclical or continual. Adopted as appropriate.



INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
General Policies						
GP1	Formally approve the policies contained within the CMP through the approval of the outline planning application for Otterpool Park.	The CMP should be a working document that guides future change at the Westenhangar site.	With the CMP having been reviewed by and agreed upon by Historic England and other stakeholders the final version of the CMP should be approved and its policies implemented. The step should be noted in relevant committee or meeting minutes as a record for the future.		1	Site Wide
GP2	Review the CMP on an ongoing basis through the tiered planning application for the OPA and then every five years or when a major change is planned.	The CMP will need regular review to ensure that the policies stay relevant in the future and that the information contained within is up to date.	Plan for periodic reviews of the CMP or recognise events and key changes at the site when a review of the CMP will be required. Reviews can be undertaken internally or by a specialist heritage consultant. It is recommended that notes or records of changes are kept enabling easy updating of the CMP. Ensure any newly revealed information about the site is saved and incorporated into future updates of the CMP.		2–3	Site Wide
GP3	Assign an individual or conservation firm to manage the CMP and maintain a record of relevant information for future reviews and updates.	There is a danger of the CMP being underutilised if it is not managed and put under the responsibility for review and update by an individual or department. Additionally, this person should keep a record of any relevant new information that is gathered which may be useful when the CMP is updated.	Otterpool Park LLP should appoint a person who will “manage” the document, ensuring that it is disseminated to the appropriate people whenever change is planned and that it is updated when relevant.		1	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhangar site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
GP4	Make the CMP available to any parties with a legitimate interest in the site, such as local and national statutory bodies and interest groups.	Although the CMP is a privately owned document, other parties with an interest in the site should be involved in the on-going development of the CMP as they will have specialist knowledge and experience to contribute.	<p>When the CMP is reviewed it should be made available in digital or hard copy format to relevant stakeholders, including Historic England, Kent County Council and Folkestone and Hythe District Council, for comment. It could be made available online, subject to copyright reproduction approval of the images contained within the CMP.</p> <p>Future research projects should look to fill gaps in knowledge relating to the historic development of the site.</p>		2	Site Wide
Legislation and Statutory Control						
LSC1	Consult with Historic England, the conservation officer and relevant statutory consultees at the earliest possible stages when a project is planned and continue to involve them in the development of plans as they progress.	Discussions between conservation professionals and stakeholders at early stages of proposed work can provide useful input and advice. It may also reduce conflict at later stages of the design process by addressing any potential issues and procedural points early on before substantial work has been carried out.	<p>When change is planned, the local authority should discuss proposals with statutory bodies at an early stage and pre-application advice should be sought.</p> <p>This could include Historic England at pre-application stages given the site is Scheduled. Building Control may also need to be consulted. Staff working at Westenhanger in any capacity should be aware of statutory requirements and processes such as Listed Building consent.</p>		1	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
LSC2	Proposed changes will take note of relevant statutory designations. Full approval and consents will be obtained before work starts.	<p>Statutory consents, which could include Scheduled Monument Consent, Listed Building Consent or Planning Permission, need to be obtained to ensure that work is carried out to the required standard.</p> <p>This also helps to avoid penalties for inappropriate work and the loss of historic fabric.</p>	<p>Local authority/Westenhanger staff should consult with or employ a specialist architect and archaeologist to advise on design works or to complete necessary consents.</p> <p>Management agreements or streamlined SMC consents could be explored to help manage and streamline routine works.</p>		2	Site Wide
Retaining and Enhancing Heritage Value						
REHVI	<p>Any new works should aim to retain and enhance historic character and significance of the site, and not detract from it.</p> <p>Wherever possible alterations should be carried out in a way that is reversible.</p>	<p>This is to ensure that the important heritage value of the site is not eroded or lost by inappropriate changes to the site, and opportunities to reveal important heritage values are taken wherever possible.</p> <p>Reversible changes ensure that, in the future, any changes to the historic fabric which have been deemed necessary in the past can be removed and the historic fabric or layout returned to its previous state.</p>	<p>An understanding of significance and character should be the starting point of any thinking about development or change to the site, and this message should be passed on to any consultants or contractors involved in bringing about change.</p> <p>All proposals should be informed by a detailed understanding of the archaeological resource. See also REHV6.</p> <p>Local Authority/ Westenhanger staff should consult with the Conservation Officer and Historic England regarding any proposals for new work, ensuring to discuss the reversibility of the proposals.</p> <p>Decisions should be based on an understanding of impact and potential mitigation.</p>		2	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
REHV2	<p>Where possible, change will be made to areas of low, neutral or intrusive significance.</p> <p>Alterations to areas of medium or higher significance should be justifiable and cause as little negative impact to significance as possible or facilitate significant heritage benefits.</p>	<p>Capacity for change is greatest for features or areas which make little or no contribution to the overall character and significance of the site. Major alterations, whether internal or external, which involve the removal of substantial amounts of historic fabric will not normally be given consent.</p> <p>Where alteration is proposed to areas of high significance, works should be permissible only to facilitate significant heritage benefit, including sensitive improved public access, conservation repair or to remove intrusive features.</p>	<p>Relevant staff, contractors and consultants should familiarise themselves with the historic development and significance assessments within this CMP, as well as any further research carried out in accordance with policy REHV3.</p> <p>These assessments should inform any proposals for change.</p>		2	Site Wide
REHV3	<p>Prior to the planning or design of changes, alterations, extensions or demolition, research should be carried out as to the history and significance of the affected element or area, and additional analysis supplied where needed.</p>	<p>This is to ensure that any developments or change carried out on site are based on a full understanding of the potential impact on heritage values and historic character of the site and its setting, in order that the resulting alterations are sympathetic and minimise detrimental harm. The assessment may also identify where further specialist research is needed in order to fully understand the affected area.</p>	<p>Local Authority/Westenhanger staff with adequate understanding of the site could carry out the background and history research, using this CMP as a basis. A specialist heritage consultant should advise on the assessment of significance and impact, providing more interpretation and analysis relating to individual structures and buildings where relevant. This should be done at the earliest stages of a project so that proposals are informed from the outset and designs respond to elements or spaces of considerable significance.</p>		2	Site Wide
REHV4	<p>Any elements of intrusive value should be considered for removal.</p>	<p>This is to help enhance the character, appearance and heritage value of a specific building or the overall site.</p>	<p>Issue the CMP to all relevant staff, contractors and consultants so these parties can familiarise themselves with the historic development and significance assessments. These assessments should inform any change.</p>		2	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
REHV5	Enrich the heritage asset through high-quality design.	Any new building or extension on this nationally important site should be of a high design standard in order to respect the heritage value and appearance of the site and its setting.	<p>The local authority should ensure that any new designs take into consideration the historic development and significance of the site outlined in this CMP.</p> <p>Where extensions are planned, these should be designed by conservation-accredited architects, with experience working in historic contexts and a good understanding of the history and significance of the site.</p>		2-3	Site Wide
REHV6	The scope of any ground-intrusive works should be informed by a full archaeological desk-based assessment.	The site is a Scheduled Monument owing to its rich and complex history; a desk-based assessment should be used to inform future development proposals and to avoid impacting any existing archaeological remains.	An archaeological contractor should be consulted and commissioned to prepare an archaeological desk-based assessment. The assessment should inform any proposals of change.		1	Site Wide
REHV7	Any ground intrusive works agreed with Scheduled Monument Consent should be undertaken in accordance with a Written Scheme of Investigation.	To control and carefully manage the proposed works, to ensure any impact to archaeology is avoided.	Prior to ground intrusive works a Written Scheme of Investigation should be prepared and agreed with Historic England and the archaeological officer at Kent County Council.			
Settings and Views						
SEC1	Enhance the visual integrity of the site through considered reinterpretation of the open spaces.	To improve the visual and landscape quality of the site and enhance the significance of the SAM and the Listed Buildings within it.	This is a key consideration for the future of the site as historic views and internal vistas on the site are currently lost or eroded. A heritage-led landscape assessment should be commissioned and all future proposals – particularly in the light of the Otterpool developments – need to address a holistic vision for the identity of the spaces around and between the buildings.		2	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
SEC2	Explore opportunities to build a 'sense of place' and arrival to the building group refocusing attention on the historic buildings, their physical connections and their historic functions.	To improve the visual identity of the site and enhance connectivity to the site both from outside and from within, between the buildings. The Otterpool development will provide opportunities to open up new ways into the site and these should be assessed for their compatibility with the historic landscape.	Make this a key consideration in any future development proposals put forward for the Site. The landscaping around the buildings and in their setting offers a significant opportunity to enhance the 'sense of place'. Actions include removing modern buildings and boundaries from the scheduled area, re-uniting the scheduled area with its setting to the south, reinstating historic approaches to the south to create points of arrival to the building group, enhancing Key Views towards the buildings, and possibly, reinstating the moat around Inner Court.		2	Site Wide
SEC3	Re-connect the Scheduled Monument with the landscape to the south and look to improve Key Views towards Westenhanger from this setting.	To enhance the setting of the site and reinstate visual connectivity between the Scheduled Monument and the landscape to the south.	Commission a tree survey and dependent on specialist advice thin/ prune trees to allow glimpse views of the Manor House from the landscape to the south. Remove intrusive modern buildings and structures within the setting to the south of the Scheduled Monument. Reinstate historic landscape features and approaches to the south of the site (the causeway approach, the Pound House Track, the Tudor garden and the deer park)		2	Landscaping
SEC4	Store historic architectural salvage and re-use stone in repairs to historic buildings.	To provide materials for like-for-like repairs and to preserve the historic character of the buildings.	Sort salvage piles in the setting of the barns in Outer Court and safely store historic fragments for reuse in repairs.		2-3	Site Wide
Access and Circulation						
ACI	Develop an access strategy that reinstates key historic routes into the site including the historic causeway and Pound House Track.	To improve accessibility to the site, re-trace historic landscape features and enhance historic character.	Review the location of historic routes with an understanding of buried archaeology, alongside the potential new uses for buildings.		2	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
AC2	Enhance public access to Westenhanger.	To improve public access to the nationally important site, which has the potential to be a valuable educational resource and community asset.	Provide the buildings on the site with suitable new uses to allow wider public access. Improve cycle and pedestrian access to encourage cycling and walking.		2	Site Wide
AC3	Develop a holistic car-parking strategy drawing on the current and proposed uses of the buildings and the requirements for each.	To improve accessibility and overall visitor experience.	The location of car parking should be informed by an understanding of the setting of the castle and buried archaeology. Review the car parking in line with the proposed uses of the buildings.		2	Site Wide and Landscaping
AC4	Improve circulation between the historic buildings on the site to enable an enhanced visitor experience.	To improve and enhance the historic relationships between buildings and potentially reinstate historic routes into and out of the site	Review the circulation in line with the potential reuse of buildings.		2	Site Wide and Landscaping
AC5	Introduce level access in the Manor House and across the site.	To make the site accessible to everyone and the Manor House DDA compliant.	In the Manor House, explore options for the location of a lift, for example in the newer fabric of the 'Tudor Kitchen' extension. Commission an audit of level changes across the site.		2	Castle and Site Wide
AC6	Build provision for safe access and circulation in response to government guidelines regarding social distancing in relation to the Covid-19 pandemic.	To ensure the health, safety and wellbeing of staff, visitors and the local community.	Review and implement government protocol and monitor for any change in guidance.		1	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
Interpretation and Visitor Experience						
IVI	Introduce signposting to Westenhanger in the vicinity and on principal roads in the area.	To enhance the awareness of the site and to encourage wider public access.	Review local transport links/ principal roads in order to identify appropriate locations for signage.			
IV2	Provide interpretation relating to the buildings and landscape in integrated ways to balance the need for interpretation against the intrusion on the heritage value of the site.	To enhance visitor experience and their understanding of the holistic site, its operation and associations. To promote and interpret the heritage significance of heritage assets, ensuring the balance between interpretation and significance is maximised.	Establish some core themes for the interpretation strategy based on the key threads of significance set out in this CMP, such as royal association, historic architecture, fortified manor, archaeology, social history.		2	Site Wide
IV3	Increase visitor awareness and understanding through interpretation in a variety of mediums aimed at different audiences.	To enhance visitor experience, understanding and appreciation of the buildings, their story and associations.	<p>Ensure understanding of the buildings and their significance set out in this CMP is used as a foundation to build interpretation media.</p> <p>Develop social media/ online presence to engage potential visitors.</p> <p>Develop outreach for a variety of potential visitors including those from the surrounding area.</p> <p>Look for opportunities to work with local artists to increase outreach.</p> <p>Ensure to align with Otterpool Park cultural strategy.</p>		2	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
IV4	Prioritise and plan initiatives that focus on building local engagement and interaction with local community groups.	To disseminate the heritage value of Westenhanger, its buildings and history and to express the story of the site to a wider audience. To encourage local community engagement and investment in the heritage value of the site and make it a functioning and focal point of the Otterpool development.	Build events and education programmes around local community initiatives, targeting amongst others active groups interested in the history of the castle including Stanford and Westenhanger History Society.		2	Site Wide
IV5	Develop regular outreach/ events programmes and educational initiatives that promote the history of the site and its place in local history and encourage a sense of ownership and responsibility in the community.	This would enhance understanding of the site, may fill gaps in knowledge and would encourage local appreciation in the site. The passion people have for a place can be invoked by enhanced understanding which in turn can be translated into pride and a desire to promote and care for Westenhanger.	Develop outreach programmes directly related to the history of the site using the archaeology of the buildings as part of the Tier 2 submission for Otterpool Town Centre. Look to provide flexible space in buildings for educational and/or community use.		2	Site Wide
IV6	Provide the site with more amenities, WCs and dwell spots.	The sense of place and length of stay are related to provision as much as to function. A visitor would dwell longer at the site if more amenities were provided.	Develop a strategy for amenity provision. These amenities could be temporary in the short-term to cater for visitors, while permanent amenities are built. All proposals should be informed by a detailed understanding of the archaeological resource. See REHV6.		2	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
Condition, Maintenance and Repair						
CMR1	Carry out urgent and necessary repairs to stabilise the east-west barn.	To arrest the deterioration of east-west barn, to enhance its significance and to make it capable of receiving a viable new use.	Carry out sensitive repairs and restoration works.		I	Barns
CMR2	Carry out condition surveys of all parts of the castle.	To guide a programme of conservation and repair works (capital works) and an ongoing maintenance plan.	Commission condition surveys for areas not surveyed (the barns are currently being surveyed, whilst the Castle and Inner Court have not been surveyed).		I	Castle
CMR3	Draw up a separate maintenance plan for the site that is reviewed on an annual basis.	A Maintenance Plan is essential for ensuring the long-term care of the site, and its use is considered best practice for owners of heritage assets. It will ensure that new issues with the buildings' condition will be identified and rectified quickly and with as little damage as possible.	A Maintenance Plan should be prepared and implemented as soon as possible and given to an individual or team to take full responsibility for ensuring it is carried out. This person or team should have the necessary repair and maintenance experience and who can carry out visual inspections on a regular basis. The Maintenance Plan should include arrangements for annual inspection; a schedule of items to be inspected and maintained; identification of resources necessary for such works; person or body responsible for works and arrangements for keeping log of maintenance actions.		I	Site Wide
CMR4	Any repair work or alteration should be advised on by experienced professionals and carried out by skilled contractors.	Addressing any maintenance issues regularly will prevent further damage to historic fabric and ensure the survival and longevity of the historic site.	Develop a shortlist of suitable conservation-accredited consultants/ contractors. Ensure consultants/contractors have a sound understanding of the heritage value of the buildings. Issue the CMP to all new working parties to inform their understanding.		I	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhangar site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
CMR5	Before carrying out any repair work, care should be taken to choose the most appropriate materials and techniques available for the work and reverse any previous poor-quality repair/ accretions as part of new phases of conservation work.	<p>It is important that any non-routine specialist repair or maintenance is carried out by skilled professionals and viewed within the wider context of the historic built fabric with the relevant consents.</p> <p>The minor details on all Listed Buildings and Scheduled Monuments are recognised as being important. The character of a building can be eroded by the replacement of small parts with new elements which are inappropriate.</p> <p>Repair work and alteration should be carried out to meet appropriate conservation standards.</p>	<p>The person or team responsible for the overall Maintenance and Repair of the site should ask the following questions of work:</p> <p>01 Do the in-house staff have the appropriate skills and expertise to carry out work sensitively?</p> <p>02 Are these changes likely to have an impact on the overall appearance and character of the site?</p> <p>03 Is it necessary to seek specialist advice? These questions should lead to a decision as to whether or not it is necessary to enlist the services of specialist contractors.</p>		1	Site Wide
CMR6	Invest in the buildings by improving facilities, heating, thermal efficiency, visitor facilities and the external appearance of the building.	<p>The character and appearance of heritage assets can be easily eroded with incremental servicing additions and any schemes to reuse the barns should try to avoid any impacts from servicing on the façades.</p>	<p>Ensure materials that are visible or interact with historic fabric are historically appropriate and enhance heritage significance.</p> <p>Ensure services and environmental performance are key drivers in any future development proposals for the site.</p>		2	All Buildings
CMR7	Complete the 'Tudor Kitchen' extension.	<p>To enhance the aesthetic value of the extension and to improve the thermal performance of the Manor House.</p>	<p>Commission a conservation-accredited architect to complete the extension with any design informed by the very high significance and archaeological potential of Inner Court.</p>		2-3	Castle

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
CMR8	Monitor environmental changes that could in the future affect the historic buildings and landscaping.	It may be necessary in the future to make upgrades or alterations to the buildings and landscape features to compensate for increased risk of heavy rainfall/ water ingress from the River East Stour for example. A continued awareness of long-term changes in climate will mean that Westenhanger is better prepared to deal with necessary alterations.	Monitor all rainwater systems and potential sources of water ingress to ensure the protection and longevity of the historic buildings.		2	Site Wide
Energy, Sustainability and Environment						
ESE1	Seek to promote the ecological value of the site and the relationship between buildings and green setting, whilst preserving the site's built and archaeological heritage.	To establish areas of nature conservation in the open spaces and encourage visitor appreciation.	Encourage visitor participation and understanding in the ecology and heritage of the open spaces and the river through educational activities.		2	All Landscaping
ESE2	Establish processes for water conservation.	To make the site efficient in its use of water whilst ensuring the heritage assets on the site remain functional and useable.	Rainwater harvesting, grey water harvesting. Replace taps and showerheads where necessary with low flow technologies.		2-3	All Buildings
ESE3	Explore energy creation through water, wind and solar.	To make the site sufficient and economise the natural qualities of the site.	Investigate these options with an environmental specialist. Consultation with Historic England should be carried out at the inception of exploring these options.		2-3	Site Wide
ESE4	Explore heating possibilities of new 'greener' technologies like ground and air source heat pumps.	To make the site and buildings environmentally efficient and economical in the long-term, as well as to ensure the buildings remain functional into the future.	Investigate these options with an environmental specialist. Consultation with Historic England should be carried out at the inception of exploring these options.		2-3	All Buildings

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
Use						
U1	Identify appropriate and sustainable new uses for the Manor House and barns.	To secure the long-term future of the buildings, to fund their ongoing maintenance and to make the site viable economically.	Review options in line with the historic context and significance of the buildings and with consideration to initial strategic work around the potential use of the castle prepared by Purcell (<i>Proposed Use and Redevelopment Masterplan</i> , summarised on pages 129 and 130).		1	Castle and Barns.
U2	Make the site more publicly accessible.	To enable a wider appreciation of the site, which is of very high significance and of national importance.	Review options in line with potential new uses. This should be a phased programme over time.		1	Site Wide
U3	Ensure any future development at the site maximises the provision of flexible space.	To allow the site to accommodate varied user groups and a wide range of uses.	Any future change at the site should be planned to prioritise flexible space balanced against the significance of the Scheduled Monument and Listed Building.		2	Site Wide
U4	Improve visitor experience on arrival.	The arrival to the site, comprising the approach, entrance and circulation upon entry, are key aspects of the visitor experience.	<p>An integrated approach to the visitor arrival should be taken, looking at opportunities within the landscaping and the internal spaces to create a cohesive arrival. Historic routes such as the causeway and the Pound House Track should influence the form and location of the new visitor arrival.</p> <p>Consider enhanced wayfinding on the approach to the site and within the site's open spaces to welcome and direct the visitor.</p> <p>Introduce convenient but well-screened car parking, which should be positioned with an understanding of the site's setting and archaeology.</p>		2	Site Wide
U5	Improve visitor facilities to encourage enhanced interaction and appreciation of the site.	To encourage visitors to the site, extend length of visit and enhance their overall visitor experience.	Provide amenities including WCs, a café and a shop.		2	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

NUMBER	POLICY	REASON	ACTION POINTS	INDIVIDUALS OR BODIES RESPONSIBLE ⁰²	PRIORITY (1-3)	AREA APPLICABLE
U6	Seek to provide additional commercial space on site to maximise dwell time and revenue which can support the ongoing conservation of the asset.	To provide an additional revenue stream and enhance visitor experience.	<p>Investigate opportunities to accommodate commercial space within existing buildings or for new build additions in the grounds in appropriate locations.</p> <p>Ensure the heritage significance of the buildings, protected trees, views from and towards the site are considered in the placement, scale and design of any new build proposals at the site.</p>		2	Site Wide
U7	Introduce wider public use of the site and encourage interaction with the local community.	To inspire local communities to use the site as an educational resource and to value the site as a community heritage asset at the heart of the new Otterpool Park development.	<p>Provide the buildings on site with new uses that attract members of the public including consideration to heritage, arts and cultural, and educational uses as set out in Purcell's <i>Proposed Use and Redevelopment Masterplan</i>, summarised on pages 129 and 130.</p> <p>Consider community uses when assessing potential uses for the site.</p>		2	Site Wide

⁰² As agreed with the LLP and Quod, this column will be filled at a later tier in the planning application to allow a better understanding of roles and responsibilities once a bigger team working on the Westenhanger site has emerged, with individuals performing specific roles and once new uses for the buildings have been finalised.

INTRODUCTION

SITE UNDERSTANDING

HISTORY AND DEVELOPMENT

ASSESSMENT OF SIGNIFICANCE

ISSUES, RISKS AND OPPORTUNITIES

CONSERVATION POLICIES

FURTHER INFORMATION

Maps and Images

Blatt Map of Kent, 1769 (copy provided by John Forge)

Robert Morden, Map of Kent, 1695 (copy provided by John Forge)

Ground plan of Westenhanger House, 1648 (copy provided by John Forge)

Tithe Map of Stanford, 1839 (copy provided by John Forge)

J. Harrison, Map of Kent, 1789 (copy provided by John Forge)

Estate map of Westenhanger, 1887 (John Forge)

C. J. Greenwood, Map of the County of Kent, 1820

C. Smith, A New Map of the County of Kent, 1804

1872 OS map

1894 OS map

1906 OS map

1939 OS map

Historic photographs and prints at Folkestone Library

Secondary Sources and Grey Literature

Arcadis Consulting (UK), *Otterpool Park Environmental Statement 3.21*, February 2019

Arcadis Consulting (UK), *Otterpool Castle Extended Phase 1 Habitat Survey*, June 2020

Archaeology South-East, *The Outbuildings at Westenhanger, Kent, Part 2, A Record of the Monument*, November 1998

Archaeology South-East, *An Archaeological Evaluation at Westenhanger Castle, Phase III – Revision July 1999*

Clinch, George, 'Notes on the Remains of Westenhanger House, Kent', p. 77, in *Archaeologia Cantiana, Vol. 31, 1915*.

Colliers International, *Options for Westenhanger Castle*, February 2018

Goodwin, Catharine (Stanford and Westenhanger History Society), *Stanford Parish through the Centuries including Stanford and Westenhanger Villages*

Harrington, Duncan, *A Seventeenth-Century Inventory for Westenhanger Castle, published in Kent Records New Series III*

Headland Archaeology, *Westenhanger Castle, Lympne, Kent, Geophysical Survey*, November 2018

Edward Hasted, 'Parishes: Stanford', in *The History and Topographical Survey of the County of Kent: Volume 8 (Canterbury, 1799)*, pp. 63-78. *British History Online* <http://www.british-history.ac.uk/survey-kent/vol8/pp63-78> [accessed 21 July 2021].

Kent Farmsteads Guidance, Part 3, Kent Farmsteads Character Statements,

Martin, David and Barbara, *A Revised Interpretation, first published in Archaeologia Cantiana Volume 121, 2001*

Purcell, *Westenhanger Castle Proposed Use & Redevelopment Plan*, June 2020

Purcell, *Heritage Strategy: Strategic proposals for built heritage assets to be preserved in situ*, June 2020

Purcell and Arcadis, *Otterpool Park Heritage Strategy*, February 2021

Wade, Jane, *Traditional Kent Buildings, No. 3*, 1983

Wadmore, J. F., 'Thomas Smythe of Westenhanger, commonly called Customer Smythe', in *Archaeologia Cantiana, Vol. 17, 1887*

Ward, Gordon, 'The Westenhanger Charter of 1035', p. 144, in *Archaeologia Cantiana, Vol. 4, 1935*

Westenhanger Castle and Barns: Historical Notes, 2003, revised 2012, unpublished

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

WESTENHANGER CASTLE

Heritage Category: Scheduled Monument

List Entry Number: 1020761

Date first listed: 08-Oct-1952

Date of most recent amendment: 02-Sep-2002

Reasons for Designation

Fortified houses were residences belonging to some of the richest and most powerful members of society. Their design reflects a combination of domestic and military elements. In some instances, the fortifications may be cosmetic additions to an otherwise conventional high status dwelling, giving a military aspect while remaining practically indefensible. They are associated with individuals or families of high status and their ostentatious architecture often reflects a high level of expenditure. The nature of the fortification varies, but can include moats, curtain walls, a gatehouse and other towers, gunports and crenellated parapets. Their buildings normally included a hall used as communal space for domestic and administrative purposes, kitchens, service and storage areas. In later houses the owners had separate private living apartments, these often receiving particular architectural emphasis. In common with castles, some fortified houses had outer courts beyond the main defences in which stables, brew houses, granaries and barns were located. Fortified houses were constructed in the medieval period, primarily between the 15th and 16th centuries, although evidence from earlier periods, such as the increase in the number of licences to crenellate in the reigns of Edward I and Edward II, indicates that the origins of the class can be traced further back. They are found primarily in several areas of lowland England: in upland areas they are outnumbered by structures such as bastles and tower houses which fulfilled many of the same functions. As a rare monument type, with fewer than 200 identified examples, all examples exhibiting significant surviving archaeological remains are considered of national importance. Westenhanger Castle survives well in the form of both standing and buried remains. In addition to the substantial earthwork

and structural remains of the moated inner court, the survival of a complete 16th century barn and stable of the outer court is particularly rare. Buried remains of other features in the area of the outer court, including the church, cemetery, medieval hall and walled garden, have been overlain rather than cut into by later structures, and archaeological deposits will therefore survive largely intact. As a result of extensive archaeological work and historical research, these remains are quite well understood. The association of the fortified house with contemporary features, including a deer park and water-control system, provide evidence for the way in which these features functioned as high status components of the medieval and later landscape.

Details

The monument includes Westenhanger Castle, a medieval and later fortified Manor House situated on the southern edge of the floodplain of the River East Stour. The inner court of the castle, and its outer court adjacent to the west, are built on the site of two earlier manors, Westenhanger and Ostenhanger; into which the parish of Le Hangre had been divided at the end of the 12th century. A medieval church and cemetery also occupied the site, going out of use in the 16th century when the parish was merged with that of Stanford. Also in the 16th century the two manors were reunited, subsequently passing to the crown and being greatly enhanced for royal use. At this time the outer court was established, formal gardens were laid out and a deer park was created. From the late 16th century the castle was again in private hands, and in 1701 the property was sold and most of the buildings were subsequently taken down. The present house on the site, Westenhanger Manor, was constructed in the 18th century from the remains of a 16th century cross-wing of the main hall; it is a Grade I Listed building in residential use. During the 14th and 15th centuries the manors of Westenhanger and Ostenhanger were held by the de Criol and Poynings families. In 1343 John de Criol was granted licence to crenellate, and to this period is attributed the construction around an earlier moated

site of curtain walls, which also served as internal retaining walls for the moat. Until this date the principal buildings of the moated enclosure are believed to have been a hall and gatehouse. With the construction of the curtain walls the gatehouse on the west side of the enclosure was rebuilt, and seven further mural towers were added: four corner towers (ovoid in plan on the north west and south west, round on the north east and rectangular on the south east), and an interval tower in each of the other three walls (all rectangular). The principal building was the hall, which stood on a north-south alignment against the eastern interval tower. Standing and buried remains of all of these features survive, standing to the greatest height on the north side of the enclosure where the wall and towers have been restored. The buried remains of the hall are located adjacent to the south of the present house.

The walled enclosure is trapezoidal in plan, occupying an area of approximately 60m square and surrounded by a moat which varies in width between 10m and 14m. The moat is still partly water-filled on the south and south west sides, but has been infilled on the north west; the northern and eastern arms are now generally dry. On the northern, downhill, side the moat is retained externally by a substantial earthen bank, at the eastern end of which are the remains of an inlet leat which entered the moat from the north east. At the western end of the bank is the site of a watermill, referred to in documentary sources of the 16th century but possibly earlier in origin. No remains of the watermill are now evident above ground. Significant alterations to the fortified manor were begun in the early 16th century by Edward Poynings, who unified the two manors; at the south end of the medieval hall he added a cross-wing which contained a first floor chapel. This building was taken down in the early 19th century, but buried remains will survive. Further works were carried out after Poynings' death in 1552-53, when the property passed to the Crown. To this period is attributed the construction of the present dovecote in the high upper storey of the north east corner tower, which contains over 400 nesting boxes of brick; beneath it was a bakehouse. The conical tiled roof of the

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

tower, at the centre of which is a louvred flight-hole, is a modern reconstruction overlying an earlier timber roof; the whole of the tower which, with the Manor is a Listed Building Grade I, is included in the scheduling. Other alterations of the 16th century included the rebuilding of the kitchens, which formerly stood adjacent to the west of the tower, and the construction of a west range, which partly survives in the form of standing ruins. To the north end of the medieval hall was added another cross-wing, out of which the present house was later constructed.

Adaptation of the fortified manor for royal use included the enhancement of the private apartments which stood to the south of the main hall, and the layout of associated gardens to the south and west. Adjacent to the buried remains of the south range is a linear terrace, extending alongside and within the line of the moat; opposite it is another linear terrace, raised above the south side of the moat and separated from it by a retaining wall. Adjacent to the south western arm of the moat a rectangular walled garden or orchard was established, also above a retaining wall; this enclosure was visible until the 20th century and is now believed to survive as buried remains beneath the modern stabling block. Along the south side of this garden, also surviving as a buried feature, a leat connected the moat to a pond adjacent to the west, which still survives. The gardens, orchards and ponds at the manor are documented in a survey of 1559.

The walled garden and pond lie within the area of the castle's outer court, which was also established in the 16th century. To the north of the garden stood the medieval parish church, referred to in documentary sources, which went out of use in 1542 as the outer court was being laid out. The church building may have remained standing as late as the 18th century. Buried remains of the church and its associated cemetery, within which human remains have been identified, were overlain in the 20th century by timber stabling.

The principal buildings of the outer court still survive as complete standing structures. At the north western end of the outer court are a stable range and barn dated to the early and late 16th century respectively. Both buildings are Listed Grade I and are also included in the scheduling. The barn is approximately 34.5m long and 9.5m wide, aligned north-south, extending at its north end over the River East Stour where it incorporates a barrel-vaulted culvert. It is divided into three three-bay crop storage areas by two pairs of projecting wagon porches. Walls of coursed ragstone support an intact hammer-beam roof of late 16th or early 17th century date. The stable building is a two-storeyed range approximately 42.5m long and up to 7.25m-7.75m wide, aligned east-west, constructed of roughly dressed and coursed ragstone with a single buttress in the west gable wall. The roof was substantially rebuilt in the 19th and 20th centuries, but fragments of the 16th century roof structure survive at the eastern end. In its original layout there were three internal rooms of equal size, divided by timber partitions; the present layout dates to the 18th century, when a small central room was created around the principal doorway. Most of the building's original openings are in the south wall, indicating its symbolic importance as a high status structure situated on the approach to the inner court.

Architectural details in the south wall of the stable building demonstrate that it was built against the north wall of a pre-existing structure, shown on a 17th century plan extending north-south and measuring approximately 20m x 5.5m. An inventory of 1635 suggests that this range contained domestic accommodation (the 'little hall' or 'maids hall') and as such it may represent the reuse for service accommodation of an earlier domestic building, possibly the hall of the second medieval manor at Westenhanger. The remains of this hall are now partly overlain by modern structures. The presence of other buildings in the outer court is indicated by the same 17th century inventory, which lists a brewhouse, faulkeners hall, lime house, workshops, coal house

and milk house. The remains of these features are believed to lie beneath modern stable buildings which are largely constructed on raised platforms overlying earlier deposits.

To the west and north of the outer court are the remains of the castle's water-control system, possibly the 'waters' referred to in the 1559 survey. Here the natural floodplain of the River East Stour was employed to create an expanse of shallow water around the site, forming an impressive symbolic defence around the castle's principal western approach which was in keeping with its role as a high status residence. Separately from the inlet leat to the moat, which runs south eastwards from the eastern end of the monument, the river is channelled through the floodplain to the site of the watermill and then passes through the culvert at the north end of the 16th century barn. In the western part of the monument a series of channels drain the floodplain to the west of the outer court; two transverse channels with adjacent banks and trackways may indicate the points at which the floodplain was crossed in dry periods.

On the higher ground in the northern part of the monument is a series of linear ditches and banks which partly delineate platforms and enclosures; these may include features such as paddocks and animal shelters associated with the castle. This area lay within the deer park, laid out in 1542, which also had a symbolic value as viewed from the castle. The deer park is described in 1559 as being about 400 acres (approximately 162ha) in extent. The best surviving remains of the park pale are situated to the north east of the moated site, where a substantial earthen bank is constructed along the north side of the moat's inlet leat.

Westenhanger Manor, all modern buildings, fences and surfaces are excluded from the scheduling, although the ground beneath them is included.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

WESTENHANGER MANOR

Heritage Category: Listed Building

Grade: I

List Entry Number: 1344223

Date first listed: 27-Aug-1952

Statutory Address: WESTENHANGER MANOR, STONE STREET

TR 13 NW STANFORD STONE STREET (West side)

Westenhanger

3/101 Westenhanger Manor 27.8.52 GV I

Castle or fortified house, now partly ruinous. C14, early and late C16, and late C18 or early C19, restored in 1980s. C14 walls of coursed ragstone. Front elevation of house red brick in Flemish bond, left gable end and rear elevation red brick, largely in header bond. Plain tile roof. Rectangular plan (courtyard 130 feet across), with circular bastions to west and north-east corners, and rectangular bastion to south-east. Rectangular tower to centre of each side to north, south and east. Gateway to centre of west side. Formerly continuous range of buildings to each side of courtyard; C16 fragments remain to north-west corner. Early C16 L-plan house to north-east corner, (probably for Sir Edward Poynings before 1521) with east curtain wall as its long right wall; main range at right-angles to wall, rear range parallel to it between main range and north-east bastion. Part of house, including front elevation, rebuilt in late C18. House: front (south) elevation: 2 storeys and attics on chamfered rock-faced ashlar plinth. Plat band, not extending to corners. Dentilled brick eaves cornice. Right gable end formerly with crow-stepped gable (shown in a print). Hipped roof, right hip returning. Rear stack to right, to junction of main range and wing. 2 hipped dormers. Regular 7-window front of recessed 24-pane sashes with splayed brick voussoirs. Panelled door under third window from right. Late C20 porch. Rear (north) elevation of

main range: chamfered stone plinth. Early C16 first floor window of two round-headed chamfered brick lights. Broad blocked early C16 rectangular ground-floor window with chamfered brick architrave and moulded brick cornice. Moulded stone plinth continues along west elevation of rear wing (with C19 red brick in Flemish bond above) returning to west at north end along base of a short section rebuilt in late C20. Right return elevation (east): battered stone plinth. Eaves of rear wing slightly lower than mainrange. Narrow 2-storey brick section towards centre of rear wing, probably in place of a removed garderobe shute. Partly blocked rectangular early C16 six-light stone mullion window to first floor of main range, with hollow-chamfered mullions and round-headed lights. Single cinquefoil-headed light with square hoodmould towards north end of first floor of rear wing. Later one, two and three-light leaded casements to both floors. North-east bastion: converted to davecote, probably in early C16. Conical plain-tiled roof. Chamfered 2-light first-floor window to south-west. Three small casement windows to moat side of ground floor.

Ruins: Largely C14. Curtain wall continues south from east end of main range of house, with north jamb of doubly-chamfered splayed first-floor window belonging to range considerably taller than present house, and jamb of another to ground floor morticed for bars. Base of stone tower projecting east:from centre of east curtain wall. South end of wall non-extant. Base of rectangular south-east corner bastion set at angle to corner. South wall and south range of courtyard non-extant. East half of south-west corner bastion remains to height of about 2 metres; with base of blocked plain-chamfered north-east doorway. West wall continuous between south-west bastion and west gateway. North and south walls of west gateway, with 4 pairs of attached semi-octagonal stone shafts with moulded capitals and evidence for ribbed tunnel vault above them. Base of portcullis groove to west. Hollow-chamfered round-headed doorway with broach stops to west end of north wall, between gateway and north half of west range. West curtain wall continues north from gateway, standing to height of about 4 metres with recess, possibly for

brick fireplace about 3 metres from gateway. Adjacent to north (formerly separated by wall of room) a small 4-centred-arched moulded brick fireplace with herringboned brick back-plate. North-west bastion with deeply-splayed west window or loop-light and pointed-arched doorway to east. Break in north wall to east of bastion. North end of stone east wall of west range remains, with base of hollow-chamfered brick window and with 4-centred arched hollow-chamfered stone doorway with broach stops. Chamfered stone plinth descends each side of doorway. East wall continues to south at height of about 1 metre, joining east end of west gateway. West end of north curtain wall non-extant. Wall resumes to west of central north tower and continues, at varied height, to north-east bastion. North tower of 3 low storeys with ledges in wall marking floors. Loop lights to north, east and west of each floor and larger opening to south. Garderobe shute within east wall. Doorway to south, now with brick jambs.

Interior of house: C15 chamfered brick fireplace with four-centred arched wooden bressumer with carved spandrels to east end first-floor room of main range. Staircase, possibly C16, to rear of rear wing. C18 open-well staircase with turned balusters, moulded handrail and shaped cheeks, to main range. Corridor to ground floor of rear range with 3 rectangular wooden doorways with rectangular leaded lights to rooms. Staggered butt purlin roof to rear wing. Dovecote (first floor of north-east bastion) entered from first floor of rear wing by 4-centred arched brick doorway. Room encircled by 15 tiers of ledged plastered brick nesting boxes. Licence to crenellate granted 1343 to John de Kiriell. Extensive work by Sir Edward Poynings before 1521 and by Sir Thomas Smythe 1585-91 (little of Smith's work remains). Castle largely demolished in 1701 for building materials. Moated site. Scheduled Ancient Monument (uninhabited parts) See also item 3/102. (R.C.H.H., plan of house 1982, in National Monuments Record. J. Newman, B.O.E. Series, North-East and East Kent, 1983).

Listing NGR: TR1278936737

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

BARNs AT WESTENHANGER MANOR

Heritage Category: Listed Building

Grade: I

List Entry Number: 1045888

Date first listed: 27-Aug-1952

Statutory Address: BARNs AT WESTENHANGER MANOR,
STONE STREET

Details

TR 122 372 STANFORD STONE STREET (West Side)

3/102 Westenhanger

Barns at 27.8.52 Westenhanger Manor

GV I

Two conjoined barns. C16, in two periods. Galleted ragstone; east-west, range roughly coursed, north-south range evenly coursed in small blocks. Plain tile roofs. East-west range, with second range running north from east gable end, forming L-plan. East-west range: C16 or earlier. Chamfered stone plinth dropped down with broach stops at doorways, and continued along east gable end (visible from within second barn). No plinth to west end of south elevation. Central buttress on chamfered plinth to west gable end. Short section of roof at east end with higher ridge, abutting roof of second range. 3 later un-dressed ventilation slits to north elevation. Pointed-arched plain-chamfered upper window to gable end, and blocked plain-chamfered, probably pointed-arched opening towards base to south of buttress. Asymmetrical south elevation has three small plain-chamfered stone windows; one pointed-arched towards west end of plinth, and two 4-centred arched, one towards centre and one to east end. Three 4-centred arched stone doorways with broach stops; one, plain-chamfered, immediately east of west window, one, moulded and with hoodmould, to west of centre, and one, plain-chamfered, between central and east windows. Other, later, openings for doors, hatches and ventilation, two with probably re-used stone jambs.

North-south range: later C16. South gable end flush with south face of first range. Higher, and more slightly chamfered stone plinth, to south gable end only. North end built out over stream with segmental arch over water. 2 small hollow- chamfered rectangular window openings to each gable end. 2 projecting stone porches to west and two to east, with hipped, gabled canopies jettied on brackets from pendant posts. Later doorway to south gable end.

Interior: wall of east-west range becomes thinner above door-head level. Brick cross- wall in header bond, probably inserted, to each side of moulded south doorway. Floor, probably inserted, to east of moulded doorway. Roof of east- west range only partly inspected. Staggered butt purlins (C18?) in short bay- lengths to central section. C19 clasped-purlin roof to west end.

11-bay hammer-beam roof to north-south range. Bevelled arch braces to hammer-beams springing from pendant posts resting on dressed stone corbels. Hammer-posts terminate in collars which carry queen-struts to higher collars. Two tiers of aligned butt purlins, one with windbraces, below lower collars, and one without windbraces just above upper collars. 6 common rafters to each bay, morticed into purlins. Unusual roof, Scheduled Ancient Monument. See also item 3/101.

Listing NGR: TR1224937198

REMAINS OF THE CAUSEWAY TO THE SOUTH OF
WESTENHANGER CASTLE

Heritage Category: Scheduled Monument

List Entry Number: 1475108

Date first listed: 26-May-2021

Location Description: The south end of the linear feature is adjacent to Ashford Road, and it runs between TR1192136621 and TR12170737134.

Summary

Causeway which was the historic principal access route to Westenhanger Castle, a medieval and later fortified house.

Reasons for Designation

The remains of the causeway associated with the medieval and later fortified Manor House, Westenhanger Castle, is scheduled for the following principal reasons:

* Survival: it was the historic principal access route to the medieval and later fortified house of Westenhanger Castle, and survives for much of its length as a well-defined earthwork feature which contributes to the understanding of how this high-status site functioned;

* Documentation: the understanding of the causeway is further enhanced by historical and archaeological documentation, including historical mapping and recent archaeological investigations;

* Potential: the earthwork and buried deposits have the potential to inform on the feature's construction and development;

* Group value: the causeway has a strong physical and functional group value with the designated features within Westenhanger Castle (scheduled remains NHLE 1020761, and Grade I listed barn NHLE 1045888 and fortified house 1344223).

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

History

The causeway is the historic access route to the standing and buried remains of Westenhanger Castle (scheduled NHLE 1020761), a medieval and later fortified house situated on the southern edge of the floodplain of the East Stour River. The inner court of the castle, and its outer court adjacent to the west, are built on the site of two earlier manors, Westenhanger and Ostenhanger, into which the parish of Le Hangre had been divided in the C12. The manors were reunited into one ownership in around 1300 under the Criol family. In 1343 Sir John de Criol obtained a licence to crenulate. In the C16 Westenhanger was surrendered by then owner Sir Thomas Poynings to King Henry VIII. At this time the outer court was established, formal gardens were laid out and a deer park was created. From the late C16 the castle was again in private hands, and in 1701 the property was sold and most of the buildings were subsequently taken down. The present house on the site, Westenhanger Manor (listed Grade I NHLE 1344223), was constructed in the C18 from the remains of a C16 century cross-wing of the main hall.

The causeway is believed to have been the principal historic access way to Westenhanger Castle from around the medieval period and through much of the post-medieval period. It provided a raised walkway running from Ashford Road in a north-easterly direction across a dip in the landscape through which runs a spur of the East Stour River, and up to the site of the main house. The earliest map to indicate the existence of this route is John Morden's map of 1695 which depicts a break in the southern boundary of the deer park that corresponds with the causeway's south end. This map does not show any form of lodge or gatehouse next to the entrance, although it has been assumed that there would have been a gate at the south end to close the gap in the park pale. The deer park had fallen out of use by the mid-C18 after which the land around Westenhanger became a largely agricultural landscape characterised by enclosed fields. The full extent of the causeway

approach is shown on J Andrews Map of Kent of 1769 which shows an approach way extending from the main road up to the south-west corner of Westenhanger Castle. A more detailed Ordnance Survey map of 1797 shows a large orchard bordering the east side of part of the causeway. An early-C19 description of the remains of Westenhanger noted the 'traces of a long walk, bordered by a double row of trees, may yet be distinguished leading up towards the principal entrance from the south' (Brayley, 1808). On the 1st Series Ordnance Survey map (1:2500; 1873) the route of the causeway is depicted as a tree-lined footpath following the line of a field boundary (formerly the site of the orchard) with a field drain running along most of its eastern side. This map also depicts a small rectangular area of marshy grassland further to the north and bordering the east side of the causeway; recent analysis has suggested this feature may be the remains of one of two fishponds associated with the deer park and is now (2021) an area of wetland. Further north the footpath is shown departing from the field boundary line and running across to the south-west corner of the site of Westenhanger Castle.

In 1898 Folkestone Racecourse was established on the land to the south of Westenhanger Castle. When the racecourse circuit was laid out it crossed two points on the line of the causeway. By the early C20, most of the causeway was no longer in use, with only a short section of footpath shown on contemporary maps at the north end. During the mid-C20 the racecourse fell under military occupation, before returning to recreational use. By the early C21 the southern end of the causeway had become covered by a short rubble access road trackway leading up to the side of the racecourse. In 2012 the racecourse closed.

Much of the causeway appears as an earthwork on recent aerial photography and a Digital Elevation Model (2018). Geophysical survey work has been carried out on most of the land either side of the causeway. This includes a survey (2017) carried out within

land bordering the west side of the northern end of the proposed line of the causeway. No anomalies of clear archaeological potential were identified in this area; a broad area of magnetic disturbance within the east side of the field was deemed to most likely be in origin, perhaps being due to tipping or infilling. As part of an archaeological assessment of the wider landscape in 2020, a trial trench (Trench 262, Wessex, 2020) was placed across the route of the causeway where the racecourse crosses its southern end. This excavation identified a buried trackway overlaying an earlier ditch which contained a single post-medieval masonry fragment and ironworking slag, indicating that this section of trackway was post-medieval in date at the earliest. There have been no other excavations of the surviving earthwork remains of the causeway. However, in 2021 it was reported that the section of earthwork adjacent to the area of wetland had been subject to badger damage and the burrowing had uncovered masonry similar to that found in the trial trench. It has been suggested that the causeway would have led from a lodge building at its southern end; however, at present there is no direct evidence for such a structure.

Details

Causeway, formerly the historic principal access route to Westenhanger Castle, a medieval and later fortified house.

PRINCIPAL ELEMENTS: the section of causeway is just under 400m in length and survives as an earthwork and buried linear feature, on a south-west to north-east alignment. The earthwork remains consist of a raised flat mound, around 6m wide, with banks either side, and a drainage ditch along much of the earthwork's east side. The causeway varies in height, up to around 1m, as it crosses a shallow valley between Ashford Road and the site of Westenhanger Castle.

INTRODUCTION

SITE
UNDERSTANDINGHISTORY AND
DEVELOPMENTASSESSMENT OF
SIGNIFICANCEISSUES, RISKS AND
OPPORTUNITIESCONSERVATION
POLICIESFURTHER
INFORMATION

DESCRIPTION: the southern end of the causeway monument starts at around TR1192436622 where it runs from Ashford Road, north-east towards Westenhanger Castle. This section of the causeway is overlain by a modern rubble trackway.

At approximately TR1196836699 the earthwork has been truncated where it has been intersected by the southern side of the racecourse circuit. This area has been subject to trial trenching. The excavation uncovered the buried remains of a 4.5m wide trackway, on the line of the causeway. On its east side it was found to seal an earlier ditch containing a single post-medieval masonry fragment and ironworking slag, indicating this section of trackway to be post-medieval at its earliest date. Also identified in this trench were three north/south aligned linear ditches directly adjacent to the trackway; it is unclear whether these relate to the causeway.

Continuing north, the causeway reappears as an upstanding earthwork approximately 260m in length. A ditch runs parallel to the earthwork on much of its east side; this was used in the post-medieval period as a field drain. The earthwork runs north-eastwards and varies in height as it crosses a shallow valley and continues to approximately TR1209036964, where it runs along the side of a rectangular area of wetland, possibly the site of an earlier fishpond. Beyond this point the route of the approach to Westenhanger is believed to continue north toward the south-west corner of the former fortified house; however, based on the available evidence it is not clear if the causeway survives in this area.

EXTENT OF SCHEDULING: the extent of the monument is shown on the attached map extract; the southern end of the scheduled area is on the north side of Ashford Road, the east side incorporates the edge of the bank and drainage ditch, the west side incorporates the edge of causeway bank on this side, and the northern end is located at the northern edge of the wetlands area. The scheduled area includes a 2m buffer around the causeway remains, considered to be essential for the monument's support and preservation.

EXCLUSIONS: any modern fencing and gates, and drainage pipework are not included in the scheduling, although the ground beneath is included. The modern road surface at the south end of the causeway feature is also not included, although the ground beneath is included.

INTRODUCTION

SITE UNDERSTANDING

HISTORY AND DEVELOPMENT

ASSESSMENT OF SIGNIFICANCE

ISSUES, RISKS AND OPPORTUNITIES

CONSERVATION POLICIES

FURTHER INFORMATION

ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT (1979)

The Act provides the overriding legislation relating to Scheduled Monuments and outlines the process for carrying out works (interior or exterior) through the process of Scheduled Monument Consent (SMC). SMC applications are administered by Historic England as advisors to the Secretary of State for Digital, Culture, Media and Sport who grants consent. In assessing applications, the Secretary of State will aim to ensure that the significance of protected sites is safeguarded for the long-term. Some change may also require planning permission, which should be obtained from the Local Planning Authority. Where a site is both Scheduled and Listed, Scheduled Monument Consent takes precedent.

DEPARTMENT FOR CULTURE, MEDIA & SPORT, SCHEDULED MONUMENTS POLICY STATEMENT (October 2013)

The policy statement sets out current Government policy on the identification, protection, conservation and investigation of nationally important ancient monuments for the benefit of current and future generations - including Scheduled Monuments. The statement is used to inform a decision on the granting of Scheduled Monument Consent, based on advice from Historic England.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT (1990)

Listed Buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by Listed Building Consent, which is required by local planning authorities when change is proposed. Conservation Areas are also protected under Section 69 of the same act.

THE NATIONAL PLANNING POLICY FRAMEWORK (UPDATED 2021)

The National Planning Policy Framework (NPPF) establishes the government's planning policies for new development within England and how these are expected to be applied. 'At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking'. The sections most relevant here are outlined below:

Section 12 – Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

Section 16 – Conserving and Enhancing the Historic Environment

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

INTRODUCTION

SITE UNDERSTANDING

HISTORY AND DEVELOPMENT

ASSESSMENT OF SIGNIFICANCE

ISSUES, RISKS AND OPPORTUNITIES

CONSERVATION POLICIES

FURTHER INFORMATION

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

THE NATIONAL PLANNING PRACTICE GUIDANCE

On March 6th 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance website which includes the section 'Conserving and enhancing the historic environment'. The guidance is a live document intended to provide further detailed information about the implementation of the NPPF.

ENGLISH HERITAGE, CONSERVATION PRINCIPLES, 2008

The Principles, Policies and Guidance for the sustainable management of the historic environment were produced to strengthen the credibility and consistency of decisions taken and advice given by Historic England staff (formerly English Heritage). The guidance is intended to be read by local authorities, property owners, developers and professional advisers and is fully aligned with the NPPF and many Local Plans refer to it as important policy.

HISTORIC ENGLAND, GOOD PRACTICE ADVICE IN PLANNING NOTE 2 – MANAGING SIGNIFICANCE IN DECISION-TAKING IN THE HISTORIC ENVIRONMENT, 2015

The purpose of this note is to provide information on good practice to assist local planning authorities, consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related guidance contained within the National Planning Practice Guidance.

HISTORIC ENGLAND, GOOD PRACTICE ADVICE IN PLANNING NOTE 3 – THE SETTING OF HERITAGE ASSETS, 2015

This note provides guidance on managing change within the settings of heritage assets and supersedes 'The Setting of Heritage Assets', English Heritage, 2011

LOCAL PLANNING POLICY

The newly adopted *Core Strategy Review (2022)* replaces the former *Core Strategy (2013)* and forms part of the Development Plan for the District alongside the *Places and Policies Local Plan (2020)*.

Places and Policies Local Plan, Adopted September 2020

Policy HE1 Heritage Assets

The Council will grant permission for proposals which promote an appropriate and viable use of heritage assets, consistent with their conservation and their significance, particularly where these bring at risk or under-used heritage assets back into use or improve public accessibility to the asset.

Policy HE2 Archaeology

Important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.

Proposals for new development must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting. The impact of the development proposals on the significance of the heritage assets should be sufficiently assessed using appropriate expertise where necessary. Desk-based assessment, archaeological field evaluation and/or historic building assessment may be required as appropriate to the case. Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach.

Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological investigation and recording should be undertaken in accordance with a specification and programme of work (including details of a suitable archaeological body to carry out the work) to be submitted to and approved by the Council in advance of development commencing.

Folkestone & Hythe District Council Core Strategy Review (2022)

Policy SS7 New Garden Settlement – Place Shaping Policies

The section of Policy SS7 relevant to heritage assets and the Westenhanger site are listed below.

(5) Enhanced heritage assets

a. A heritage strategy shall be agreed that identifies how the development will conserve and enhance local heritage assets and their setting, including the Grade I listed Scheduled Monument of Westenhanger Castle (and its associated barns, stables and outbuildings), the Grade II listed Otterpool Manor Farm and Upper Otterpool and any other designated or non-designated heritage assets identified. The application shall be supported by a detailed heritage strategy, setting out how the long-term, viable use of heritage assets will be established and where necessary providing mechanisms for their integration into the development. The Heritage Strategy shall be informed by a Conservation Management Plan (CMP) setting out the management and re-use of the site in relation to Westenhanger Castle, Manor and Barns. The implementation of the Heritage Strategy and undertaking of works on site with potential to affect heritage assets will need careful management; consideration should be given to appointing a Historic Environment Clerk of Works to fulfil this role;

- b. The heritage strategy should include an archaeology strategy, with an initial archaeological assessment guiding archaeological works and to inform decisions about preservation in situ or investigation. The archaeology strategy should then be kept under active review;
- c. The provision of public art should be an integral part of the heritage strategy;
- d. Westenhanger Castle and its setting shall become a focal point for the new settlement that informs its character. The development shall provide an enhanced setting for the Castle, including generous public open space through the delivery of a new park, and shall protect key historic views. Proposals shall explore the opportunity to recreate the historic southern approach to the Castle and provide mechanisms for its integration with the development;
- e. Other archaeological and heritage assets will be evaluated, conserved and, where appropriate, enhanced. Proposals must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting; and
- f. Proposals should explore the potential for:
 - i. Renovating the existing buildings and barns to conserve the heritage assets at Westenhanger Castle and improve the setting of the building;
 - ii. Providing space for appropriate sustainable uses for the asset and its setting; and
 - iii. Enhancing and positively contributing to the conservation of all relevant heritage assets both within and outside the allocation boundary, such as the setting of Lympe Castle and the Lympe Conservation Area where appropriate.

