



# OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

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DOCUMENTS SUBMITTED IN SUPPORT

OP5 APPENDIX 9.25 – **CONSERVATION MANAGEMENT PLAN**

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March 2022



# OTTERPOOL PARK

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## APPLICATION CONTENTS

### Application Administration

- OP1 Covering Letter
- OP2 Planning Fee
- OP3 Outline Planning Application Form, including relevant certificates & CIL Form.

### Environmental Statement

- OP4 Non-technical Summary
- OP5 Environmental Statement which assesses the impact of the proposed development on the following topics:

- Chapter 1 Introduction
- Chapter 2 EIA Approach and Methodology
- Chapter 3 Development and Consideration of Alternatives
- Chapter 4 The Site and Proposed Development
- Chapter 5 Agriculture and Soils
- Chapter 6 Air Quality
- Chapter 7 Ecology and Biodiversity
- Chapter 8 Climate Change
- Chapter 9 Cultural Heritage
- Chapter 10 Geology, Hydrology and Land Quality
- Chapter 11 Human Health
- Chapter 12 Landscape and Visual Impact
- Chapter 13 Noise and Vibration
- Chapter 14 Socioeconomic effects and community
- Chapter 15 Surface water resources and flood risk
- Chapter 16 Transport
- Chapter 17 Waste and resource management

Please refer to ES Contents page which provides a full list of ES Appendices

### Documents submitted for approval

- OP5 Appendix 4.1 Development Specification
- OP5 Appendix 4.2 Site Boundary and Parameter Plans
- OP5 Appendix 2.8 Alternative Parameter Plans (with permitted waste facility in situ)
- OP5 Appendix 4.3 Strategic Design Principles

### Documents submitted in support

- OP5 Appendix 2.6 Commitments Register
- OP5 Appendix 2.7 Infrastructure Assessment (regarding the permitted waste facility)
- OP5 Appendix 4.4 Illustrative accommodation schedule
- OP5 Appendix 4.5 Illustrative plans
- OP5 Appendix 4.6 Indicative phasing plan
- OP5 Appendix 4.8 Utilities Strategy
- OP5 Appendix 4.9 Energy Strategy
- OP5 Appendix 4.10 Community Development and Facilities Strategy
- OP5 Appendix 4.11 Green Infrastructure Strategy
- OP5 Appendix 4.12 Heritage Strategy
- OP5 Appendix 4.13 Governance and Stewardship Strategy
- OP5 Appendix 4.14 Housing Strategy (including affordable housing strategy)
- OP5 Appendix 4.15 Overarching Delivery Management Strategy
- OP5 Appendix 4.16 Design and Access Statement
- ▶ OP5 Appendix 9.25 Conservation Management Plan
- OP5 Appendix 9.26 Schedule Monument Consent Decision
- OP5 Appendix 11.1 Health Impact Assessment
- OP5 Appendix 11.2 Retail Impact Assessment

- OP5 Appendix 12.5 Kentish Vernacular Study and Colour Studies
- OP5 Appendix 14.1 Economic Strategy
- OP5 Appendix 15.1 Flood Risk Assessment and Surface Water Drainage Strategy
- OP5 Appendix 15.2 Water Cycle Study
- OP5 Appendix 16.4 Transport Assessment
- OP5 Appendix 16.5 Transport Strategy
- OP5 Appendix 16.6 Framework Travel Plan
- OP5 Appendix 17.2 Minerals Assessment
- OP5 Appendix 17.3 Outline site waste management plan

### **OP6 Guide to the Planning Application**

### **OP7 Spatial Vision**

### **OP8 Planning and Delivery Statement**

### **OP9 Sustainability Statement**

### **OP10 Monitoring and Evaluation Framework document**

### **OP11 Mobility Vision Report**

### **OP12 User-centric travel document**

### **OP13 Access and Movement Mode Share Targets**

### **OP14 Cultural and Creative Strategy**

### **OP15 Statement of Community Involvement**

### **OP16 Supplemental Statement of Community Involvement**





**WESTENHANGER CASTLE**  
**FRAMEWORK CONSERVATION MANAGEMENT PLAN**  
ISSUE 02: MARCH 2022

 PURCELL

  
**OTTERPOOL PARK**  
COUNTRYSIDE • CONNECTED • CREATIVE



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# WESTENHANGER CASTLE: FRAMEWORK CONSERVATION MANAGEMENT PLAN

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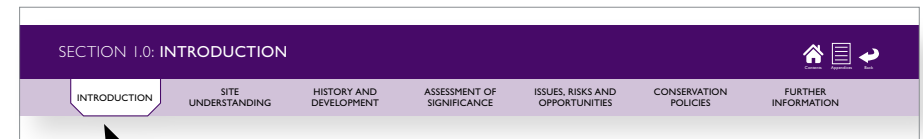
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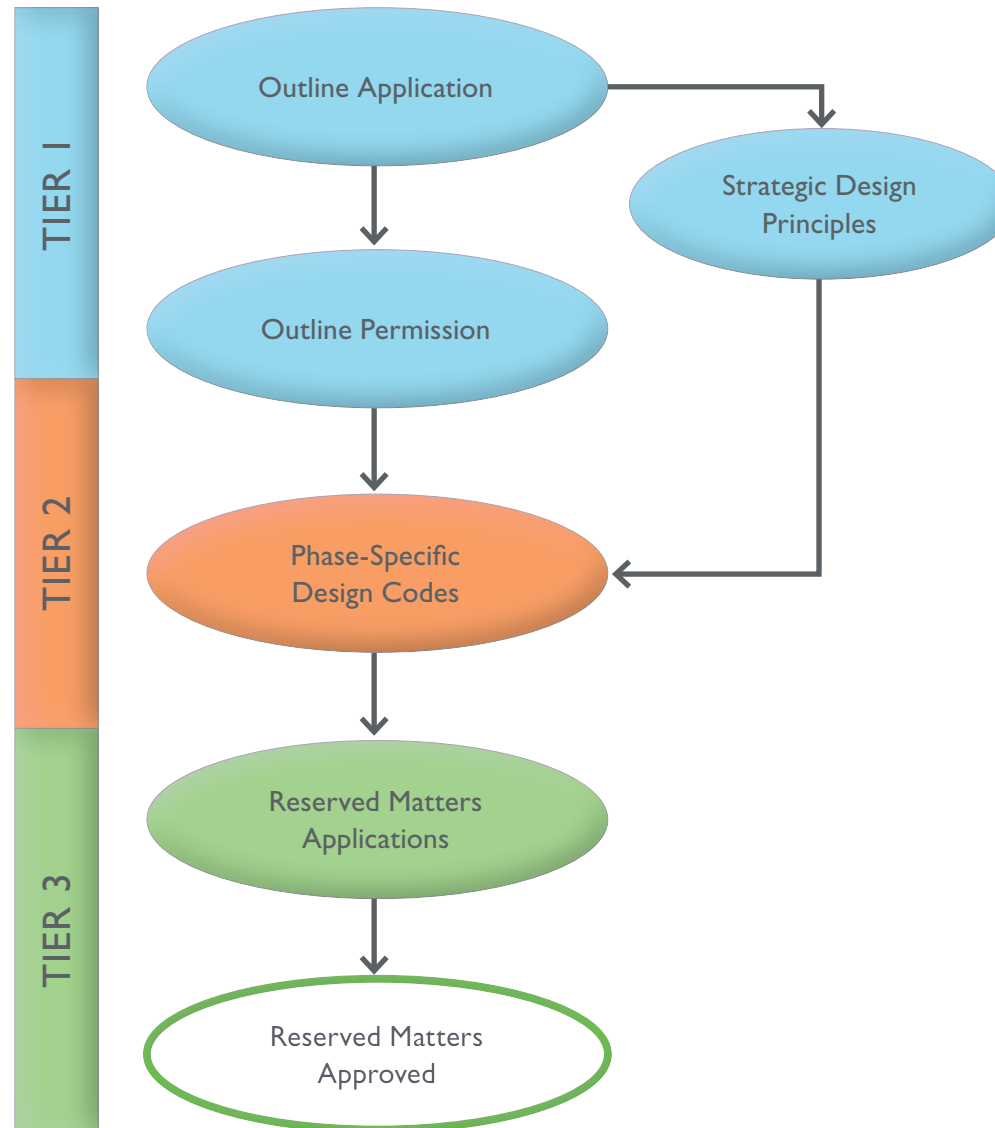
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Westenhanger Castle is located in the village of Westenhanger in south-east Kent and comprises a Scheduled Monument and two Grade I listed buildings. The monument forms the most important heritage asset at the heart of an Outline Planning Application (OPA), details of which are set out below. This Conservation Management Plan (CMP) is therefore presented both as part of a suite of planning documents accompanying the OPA and as an independent document assessing the significance of Westenhanger Castle.

The planning application, submitted by Otterpool Park LLP to the Folkestone and Hythe District Council Local Planning Authority (LPA), is for a garden settlement combining residential, retail, commercial, education, health and community uses, immediately to the south of the Scheduled Monument at Westenhanger. The application is submitted in outline to provide necessary flexibility for the detailed design of the scheme to be approved later. A three-tier approach, described in the text below and visually by the diagram adjacent, has been agreed.

**Tier 1** is the outline application material itself, setting the overarching design principles and parameters for the Garden Town as a whole. **Tier 2** is a suite of more detailed masterplans and Design Codes following approval of Tier 1. **Tier 3** comprises the Reserved Matters applications for individual phases, including detailed design of buildings, streets and spaces. The CMP, alongside a Heritage Strategy, forms a key Tier 1 application document. Both reports will evolve, with further detail provided where necessary, in line with the subsequent tiers of the planning application.



## INTRODUCTION

The existing CMP was prepared by Arcadis in 2017/ 2018 when the Scheduled Monument at Westenhanger was not included in the OPA for the Otterpool Park garden settlement. Following purchase by Folkestone and Hythe District Council (FHDC) in 2019, the castle was included in the red line boundary of the OPA. To inform the future commercial and community uses for the castle, this CMP has been prepared to reflect current understanding of its significance and to ensure a significance-led approach guides future proposals for the conservation and enhancement of the castle. The new CMP will inform an updated re-use strategy and feasibility work. The requirement for a CMP, setting out the management and re-use of Westenhanger Castle, Manor and barns, is included in FHDC's adopted *Core Strategy Review (2022) Policy SS7 – New garden settlement and place shaping*.

At this early stage in the Otterpool Park planning application, the document takes the form of a framework CMP, providing a detailed overview of the heritage significance of the Scheduled Monument and the heritage assets on the site. As the application evolves and uses for the buildings onsite emerge, the framework CMP can be easily updated with additional detail and analysis for specific areas where necessary.

## SITE UNDERSTANDING

## HISTORY AND DEVELOPMENT

The CMP is firmly rooted in the unique history and significance of the site. Westenhanger has pre-14th century origins as a medieval moated site with a hall and gatehouse, vestiges of the latter remain at the base of the existing gatehouse. The site's principal construction period took place after 1343, when it was reinforced as a fortified manor house with the addition of the existing curtain walls and towers. In the 16th century, the site was converted into a comfortable country mansion, with lavish domestic apartments, and was briefly royally owned, first by Henry VIII, who laid out or enlarged the deer park, and subsequently by Elizabeth I. Two adjoining (Grade I listed) barns were built over the course of the 16th century, with the latter and largest of these possessing a magnificent hammerbeam ceiling and grandly scaled wagon porches, suggesting a threshing function.

From the 17th century, the wealth and status of the castle declined and with it the castle fabric, which was in poor condition and largely demolished in 1701. Unusually, the castle is distinguished by a polite Georgian frontage (likely late 18th century) integrated with the earlier fabric of the 14th century curtain walls and towers, and the 16th century manor house. The site took on a new character with the establishment of Folkestone Racecourse in the late 19th century which involved the construction of the racecourse, grandstands and ancillary buildings on and around the site. Acquired by the Forge family in the 1990s, extensive repairs and restoration were carried out and the castle adopted a new use as an events and weddings venue, involving the construction of a 'Tudor Kitchen' extension and service buildings or structures.

## ASSESSMENT OF SIGNIFICANCE

## ISSUES, RISKS AND OPPORTUNITIES

Based upon a robust understanding of the development of the site and consultation with key stakeholders the CMP explores the issues, risks and opportunities of the site to inform its management and development into the future. These are broken down into the following key sections: Retaining and Enhancing Heritage Value; Archaeology; Setting and Views, Access and Circulation; Interpretation and Visitor Experience; Condition, Maintenance and Repair; Energy, Sustainability and Environment and Use.

Rooted in an understanding of these challenges and opportunities, the final section of this document provides a set of policies to inform future proposals for the re-use of the highly significant Scheduled Monument and to guide future change at the site more generally. The policies are designed to ensure that through sensitive, managed change and in the context of the proposed garden settlement, the significance of Westenhanger Castle is protected and enhanced for future generations to experience and enjoy. Directly responding to the issues, risks and opportunities set out in the previous section, the policies adopt the same section headings.

Over time, with the development of the proposed garden settlement, issues, risks and opportunities will shift in emphasis. The CMP should therefore act as an evolving tool, easily adaptable and regularly updated allowing conservation policies to evolve in line with changing circumstances.

## CONSERVATION POLICIES

## FURTHER INFORMATION

## 1.1 PURPOSE OF THE REPORT

Westenhanger Castle is located in the village of Westenhanger in south-east Kent. The site comprises 14th century curtain walls, built on what is thought to be an earlier medieval site, a Manor House dating to the 16th century with 18th century alterations, buried archaeological remains and an open landscape setting to the west, north and north-east. The site also includes modern buildings and structures associated with current and former uses on the site.

The site of Westenhanger Castle is a Scheduled Monument and contains two Listed Buildings or groups of Listed Buildings, the Manor House (Grade I) and the barns to the west (Grade I). It does not form part of a Conservation Area. When considering whether to grant planning permission for development which affects a Listed Building or its setting, Sections 16 and 66 of the *Planning (Listed Buildings and Conservation Areas) Act* (1990) require local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses. The Ancient Monuments and Archaeological Areas Act (1979) provides the legislation relating to Scheduled Monuments and aims to ensure the significance of protected sites is safeguarded for the long-term. Westenhanger is referred to as both castle and fortified manor. The National Heritage List for England (NHLE) uses castle for the Scheduled Monument and Manor House for the Listed Building.

Based on an understanding of the history, significance and current use of the site, this document highlights the issues, risks and opportunities associated with the site and provides recommendations and policies, which will guide future management. These policies will also guide future proposals for the re-use of the nationally important Scheduled Monument ensuring to conserve the site and its setting.

## 1.2 SCOPE OF THE STUDY

The framework CMP focuses on the site of the Scheduled Monument and the designated heritage assets within the scheduled area. The maps on the following page shows the area covered. An understanding of all the structures and landscaping and the contribution they make to the site and its setting is important to ensure that future changes to the site enhance its heritage significance.

The report takes the following structure:

**Section 1:** Introduction

**Section 2:** Site Description

**Section 3:** History and Development

**Section 4:** Assessment of Significance

**Section 5:** Issues, Risks and Opportunities

**Section 6:** Conservation Management Policies

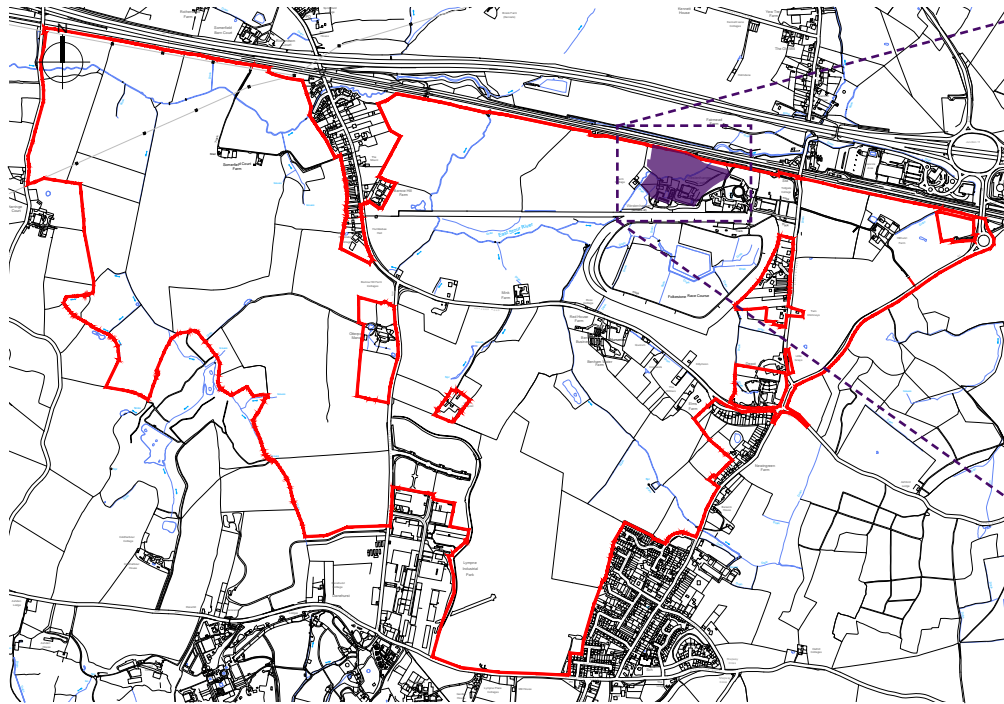


Figure 01: Red line boundary for the Outline Planning Application of Otterpool Park Garden Settlement. The area highlighted purple shows the scheduled area that forms the focus of the CMP.

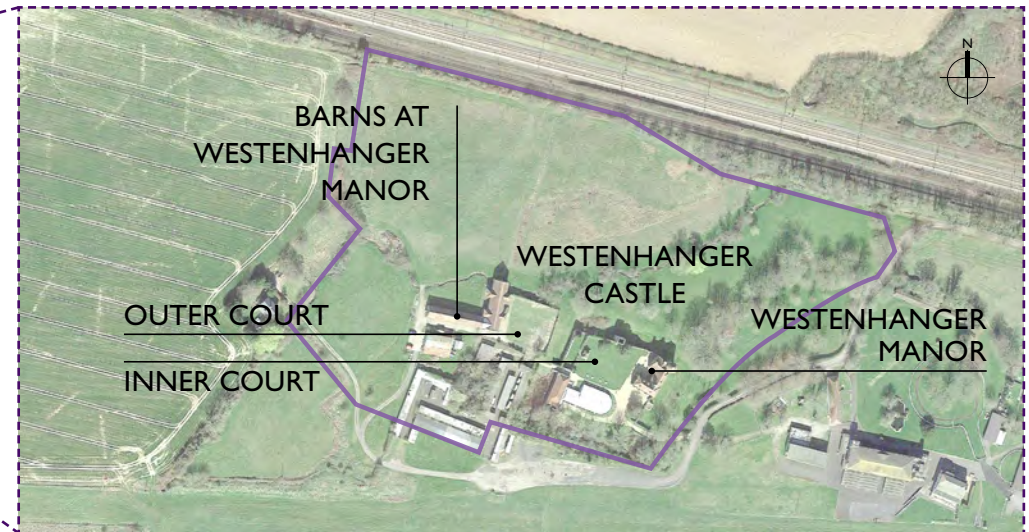


Figure 02: Detail of the scheduled area, outlined in purple, that forms the focus of the CMP

### 1.3 METHODOLOGY

The preparation of the framework Conservation Management Plan involved the following:

- Review of the previous CMP carried out by Arcadis in 2017/2018.
- Review of the planning application material associated with the Otterpool Park proposed garden town development.
- Review of the relevant national, regional and local heritage planning policy and guidance.
- Review of the heritage assets on the site and within its setting.
- Archival and desk-based research including a review of secondary literature.
- Detailed onsite analysis and photographic survey to accompany textual site descriptions.
- Preparation of an illustrated historic development of the site and its setting and a statement of its significance, considering the site within its local and national context.
- Preparation of site wide and building specific historic development and significance plans.
- Views analysis and assessment focusing on Key Views across and into the scheduled area.
- Preparation of a section identifying current issues and risks faced by the site and potential opportunities arising from these challenges.

- Preparation of a section outlining conservation policies leading directly from the identified issues, risks and opportunities and relating to the preservation and enhancement of the built and buried heritage on the site.

- Consultation with key stakeholders, namely with Historic England, Kent County Council, Folkestone and Hythe District Council and Otterpool Park LLP.

### 1.4 EXISTING INFORMATION AND RESOURCES

Key publications and documents used for this draft include David and Barbara Martin's *A Revised Interpretation* (2001), Catharine Goodwin's *Stanford Parish through the Centuries including Stanford and Westenhanger Villages* (2020), and the unpublished *Westenhanger Castle and Barns: Historical Notes* (2003/ 2012). Other useful sources include the previous Conservation Management Plan and Statement of Significance (2017), prepared by Arcadis. A full bibliography of sources is included in Appendix A.

The CMP also references guidance documentation from various bodies, including:

- *Conservation Plan Guidance*, National Lottery Heritage Fund (2019)
- *Conservation Principles*, English Heritage (2008)
- Clark, K., *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (2001)
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3*, Historic England (2015)

### 1.5 AUTHORSHIP

This CMP has been prepared by Purcell, a firm of architects and heritage consultants specialising in the conservation of the historic environment. The document has been prepared by Brilliana Harley, Jon Wright and Katharine Barber.

### 1.6 CONSULTATION, ADOPTION AND REVIEW

The framework CMP contents were issued to Historic England and Folkestone and Hythe District Council for agreement in July 2021. During the preparation process, consultation has been carried out with key stakeholders including Kent County Council, Folkestone and Hythe District Council and Otterpool Park LLP. The framework CMP was issued to these stakeholders in December 2021 and feedback and comments have been incorporated into the revised CMP submitted in March 2022. Consultation with Historic England is still ongoing.

Following approval through the outline planning application, the CMP should be reviewed. The CMP should be an evolving tool, reviewed on a regular basis and adapted as the site and the wider circumstances of Otterpool change. There should be a clear indication of whose responsibility it is to adapt this and this should be a body or individual directly involved in the management of the site, rather than a consultant on the design team for Otterpool Park.



## 1.7 GAPS IN KNOWLEDGE

Archaeology is fundamental to the site and an overview of the site's archaeological context, both in terms of standing and buried remains, is therefore integrated into the historic development and significance sections of this CMP. A summary of the archaeology on the site and a list of previous investigations, alongside areas where further archaeological evaluation is needed, is set out in the issues and opportunities section. High-level policies relating to archaeology are included in this draft; these policies set out a framework for future more focused management of archaeology and the future collation and interpretation of archaeological information. Additional archaeological specialist input is needed for the next update of the CMP. This should involve a review of the archaeological baseline and the provision of additional analysis, setting out the extent of known or potential archaeology on the site, how this resource might have been impacted previously and how this archaeology should inform future works on the site, with specific policies to this end.

Environmental issues are touched upon in [Section 5.8](#) in Issues and Opportunities, however, this will be expanded when more information relating to flood risk, surface water drainage, water cycle and ecology is made available.

Once the masterplan has developed through subsequent tiers of the planning process, and potential, appropriate uses have been identified for the Manor House and barns, our understanding of these buildings, would benefit from further research and a more detailed assessment of significance. At this stage the 'Use' section within the Conservation Policies will be updated accordingly.

## 2.1 LOCATION

The site of Westenhanger Castle lies to the east of the small village of Westenhanger in south-east Kent within the Parish of Stanford. The village lies approximately eight miles west of Folkestone, three miles north-west of Hythe, three miles south-east of Sellindge and just south of junction 11 of the M20. The map adjacent shows the location of the site within its setting. A more detailed map at the beginning of [Section 2.6](#) details the individual buildings and structures on the site.

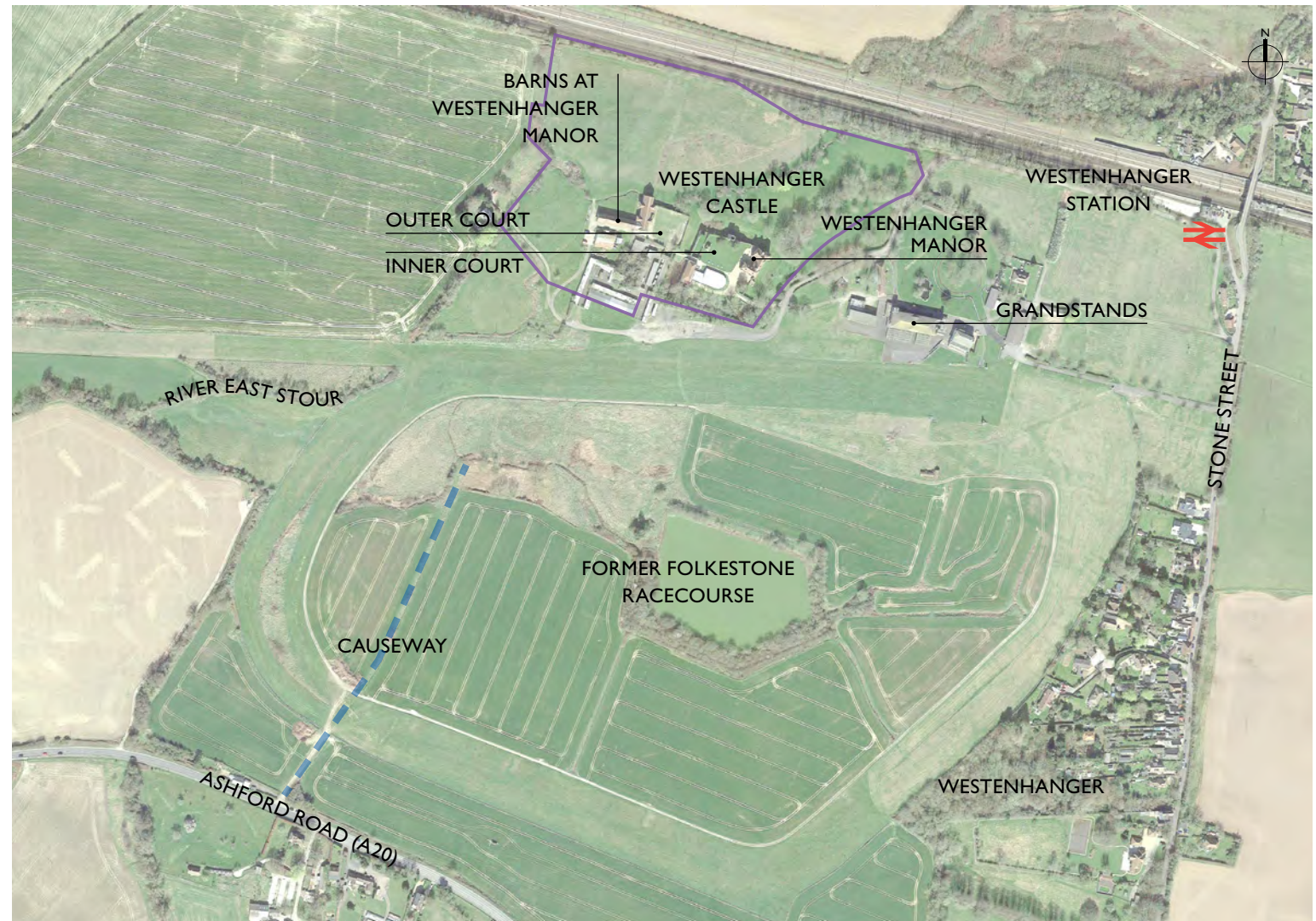


Figure 03: The location plan shows the site of the Scheduled Monument at Westenhanger, outlined in purple, and labels the key buildings on the site, as well as local landmarks. (Base plan © GoogleEarth 2021)

## 2.2 MANAGEMENT AND USE

Westenhanger Castle was bought by Folkestone and Hythe District Council in 2019 to ensure its sustainable future as part of the proposed Otterpool Park garden town.

The castle's primary function is as a wedding venue, catering for indoor and outdoor wedding ceremonies with up to 300 guests. Although some week days are booked, these typically take place at weekends. Permanent and temporary buildings and structures have been built to help accommodate the ceremonies and receptions. In addition, the castle occasionally accommodates other events including meetings, banquets and conferences.

The south-west section of the site features redundant stabling associated with the former Folkestone Racecourse. The location of buildings and areas is shown on the plan at the beginning of [Section 2.6](#).

## 2.3 HERITAGE CONTEXT

### 2.3.1 HERITAGE ASSETS

Westenhanger Castle is a Scheduled Monument owing to the survival of standing and buried remains associated with a 14th century fortified house, as well as the rare survival of buildings within the former Outer Court, namely a 16th century barn and stable.

Scheduled Monuments are historic buildings or sites included in the Schedule of Monuments kept by the Secretary of State (SoS) for Digital, Culture, Media and Sport. The regime is set out in the *Ancient Monuments and Archaeological Areas Act* of 1979, which makes provision for the 'investigation, preservation and recording of matters of archaeological or historical interest'.

There are two Listed Buildings on the site, which form part of the Scheduled Monument: Westenhanger Manor (Grade I) and the adjoining Barns at Westenhanger Manor (Grade I). These are protected under the *Planning (Listed Building and Conservation Areas) Act* 1990. The SoS is duty bound to compile a list of certain buildings which are identified as possessing not just some interest,

but must possess "special architectural or historic interest". Listing provides statutory protection and works to Listed Buildings require Listed Building Consent from the Local Planning Authority. It is worth remembering that when a building is listed, it is the entire building that is protected, including those parts of the buildings possessing no special interest, and not just the exterior as is the commonly believed. Associated structures within the 'curtilage' of a Listed Building are also often covered by the listing.

There are no other Listed Buildings nearby and the site is not within a Conservation Area, however, there are several Scheduled Monuments within the setting of the castle. The nearest of these is the remains of a causeway, which was formerly the principal access route to Westenhanger Castle. Detailed assessment of the causeway is not included in the scope of the CMP, however, it is referenced in relation to the Scheduled Monument at Westenhanger throughout the report. There is a bell barrow, scheduled in May 2021, 750m south-west of the Castle, also beyond the scope of this CMP.

At Westenhanger there is a dual designation, owing to the presence of a Scheduled Monument and Listed Buildings. Scheduling takes precedence.

These heritage assets are mapped on the following page and full list descriptions are included in Appendix B.



## HERITAGE ASSETS

- A Westenhanger Castle (Scheduled Monument)
- B Westenhanger Manor (Grade I)
- C Barns at Westenhanger Manor (Grade I)
- D Remains of the causeway to the south of Westenhanger Castle (Scheduled Monument)
- E Bell barrow approximately 750m to the south-west of Westenhanger Castle, also known as barrow 44 (Scheduled Monument)

*This plan is not to scale*



Figure 04: © GoogleEarth 2021

### 2.3.2 PLANNING AND LEGISLATIVE FRAMEWORK

Protection and management of the historic environment is embedded in national, regional and local policy. A full planning and legislative framework is provided in [Appendix B](#), where the following policy and guidance documents are included for reference:

- *Ancient Monuments and Archaeological Areas Act* (1979)
- Department for Culture Media & Sport *Scheduled Monuments Policy Statement* (October 2013)
- *Planning (Listed Buildings and Conservation Area) Act* (1990)
- The *National Planning Policy Framework* (July 2021)
  - Section 12 – Achieving well-designed places
  - Section 16 – Conserving and enhancing the Historic Environment
- The National Planning Practice Guidance published in 2014 (updated regularly)
- English Heritage, *Conservation Principles* (2008)
- Historic England, *Good Practice Advice in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment* (2015)
- Historic England, *Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (2015)
- Folkestone & Hythe District Council *Places and Policies Local Plan* (2020)
  - Policy HE1 Heritage Assets
  - Policy HE2 Archaeology
- Folkestone & Hythe District Council adopted *Core Strategy Review* (2022)
  - Section 5 'Enhanced heritage assets' from Policy SS7 New Garden Settlement – Place Shaping Policies



## 2.4 SUMMARY TIMELINE

A summary timeline is included here to provide some contextual understanding of the site prior to the descriptions in [Section 2.6](#). A more detailed historic development of the site is provided in [Section 3](#).

### 4th Century

Roman road (running from Lympe to Canterbury) recorded to the east of the site.

### 1035

First reference to Westenhanger or 'Berwic' in The Charter of King Canute. Speculated Anglo-Saxon palace built by one of the Kings of Kent located on the site or nearby.

### End of the 12th Century

The parish of Le Hangre was divided into two manors, Westenhanger and Ostenhanger (Eastenhanger)

### 1291

Westenhanger's medieval parish church of St Mary the Virgin was in place, between the barns and the western entrance to the castle.

### Early 14th Century

The two manors were reunited when the eldest son of the owner of Ostenhanger (Nicholas de Criol) married the heir of Westenhanger (Joan D'Auberville).

### Pre-1343

An early moated site at Westenhanger comprised a hall and a gatehouse. Although the gatehouse was rebuilt in the 14th century, the stonework at its base retains earlier, pre-1343 ashlar blocks.

### 1343

John de Criol was granted license to crenellate, although the fortification likely took place later in the 14th century. The works, which made the site a castle or fortified manor included the rebuilding of the gatehouse and the addition of seven further mural towers. A causeway (partly scheduled today) formed the principal approach to the south-west of the site.

### Early 16th Century

Sir Edward Poynings, a favourite of Henry VII and VIII, and his son Thomas, carried out a lavish programme of works at Westenhanger, transforming the fortified castle into a comfortable country mansion. Their developments are recognisable by the Tudor architectural features and red brick materiality.

The Poynings built the west range of buildings and two cross-wings – one to the north of the medieval hall (remains partly incorporated into the present building) and one to the south (no longer extant).

The Grade I listed east-west barn was built in the early 16th century (against a now demolished earlier building). The barn later served as stables but its original function is unknown.

### 1541

Westenhanger became a royal residence when Thomas Poynings exchanged the manor with the Henry VIII for estates in Dorset and Wiltshire.

### 1552-1553

Improvements associated with Westenhanger's new royal use were carried out.

### 1542

The deer park was laid out or enlarged by Henry VIII.

The parish church of St Mary the Virgin was decommissioned and demolished.

### 1573

The Manor House passed to Elizabeth I.

### 1585

The estate returned to private ownership when Queen Elizabeth granted the manor to Thomas (Customer) Smythe, who collected customs for the Port of London and whose family had contributed financially to defences during the threat of the Spanish Armada.

### Late-16th Century

Smythe most likely built the southern range of accommodation within inner court (no longer extant) and a formal garden overlooked by these private apartments.

Smythe, or possibly his son Sir John Smith, is thought to have built the north-south barn, abutting the east-west barn, and listed together at Grade I. The barn features a magnificent hammerbeam roof and pairs of wagon porches, suggesting it was used for threshing, possibly alongside other higher status functions.

**1635**

At the death of Sir Thomas Smythe, Knight 1st Viscount Strangford (grandson of Thomas 'Customer' Smythe), an inventory was prepared, providing a record of the various room functions at Westenhanger in Inner and Outer court.

**Mid-17th Century**

The fortunes of the castle waned. Westenhanger was used as a prison for Royalist supporters during the Civil War and sustained wartime damage.

**1701**

Joseph Finch, who bought Westenhanger in the late 17th century, demolished most of the buildings owing to their poor condition.

**1710**

The estate was sold to Justinian Champneys.

**18th Century**

The existing Georgian frontage was built by the Champneys family, most likely in the latter part of the century.

**Pre-1872**

The south range, part of the west range, medieval hall and 16th century cross-wing to the south had all been lost. The moat was much reduced. The site was in agricultural use with linear farm buildings built in Outer Court.

**1898**

Folkestone Racecourse was established immediately to the south of the site with a grandstand to the east and stabling between Inner and Outer Court.

**1939**

Racecourse infrastructure had expanded further with new buildings erected to the east of the site.

**1980s**

The Folkestone Racecourse Company built stable blocks to the south of the barns and north of the racecourse.

**1995**

The high-speed railway line was introduced to the north of the site.

**1996**

The Forge family bought the castle from British Rail and carried out repairs and restorations including to the collapsed section of curtain wall between the north and north-east towers and the dovecote.

**2002**

The Forge family acquired the barns from the owners of the racecourse and begun significant repairs.

**2002-2004**

The Manor House was extended by the Forges with the construction of the 'Tudor Kitchen', which enlarged the accommodation of the house as a hospitality venue.

The services building attached to the gatehouse was built to help accommodate events.

**2008**

The replica of 'The Discovery', from a 1607 expedition to Virginia led by Sir Thomas Smythe, was brought to the site.

**2012**

Folkestone Racecourse closed and the associated infrastructure fell into disrepair.

**2019**

The Forge family sold the Manor House to Folkestone and Hythe District Council.

## 2.5 SITE WIDE HISTORIC DEVELOPMENT PLAN

The historic development plan included here shows the high-level phased developments across the scheduled area. This plan along with more detailed, building specific historic development plans are included at the end of the historic development in [Section 3](#).

### 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*



## 2.6 SITE DESCRIPTION

The site comprises an Inner Court, which forms the heart of the historic castle complex and an Outer Court, to the west, which features former ancillary buildings to the castle as well as modern structures. The following section describes the buildings and structures in each area, as well as their landscape setting and later structures within the setting of the castle complex, both within the scheduled area and beyond.

Click on each number to be taken to the relevant page

-  Scheduled Monument
-  Grade I Listed Building or Structures
-  Wider Landscape Setting (Beyond Scheduled Area)

- 13 Services building
- 14 Temporary marquee structure
- 15 Wedding pavilion

### OUTER COURT

- 16 East-west barn
- 17 North-South barn
- 18 Area to the east of the barns (site of former medieval church/cemetery)
- 19 Modern stables
- 20 Pond

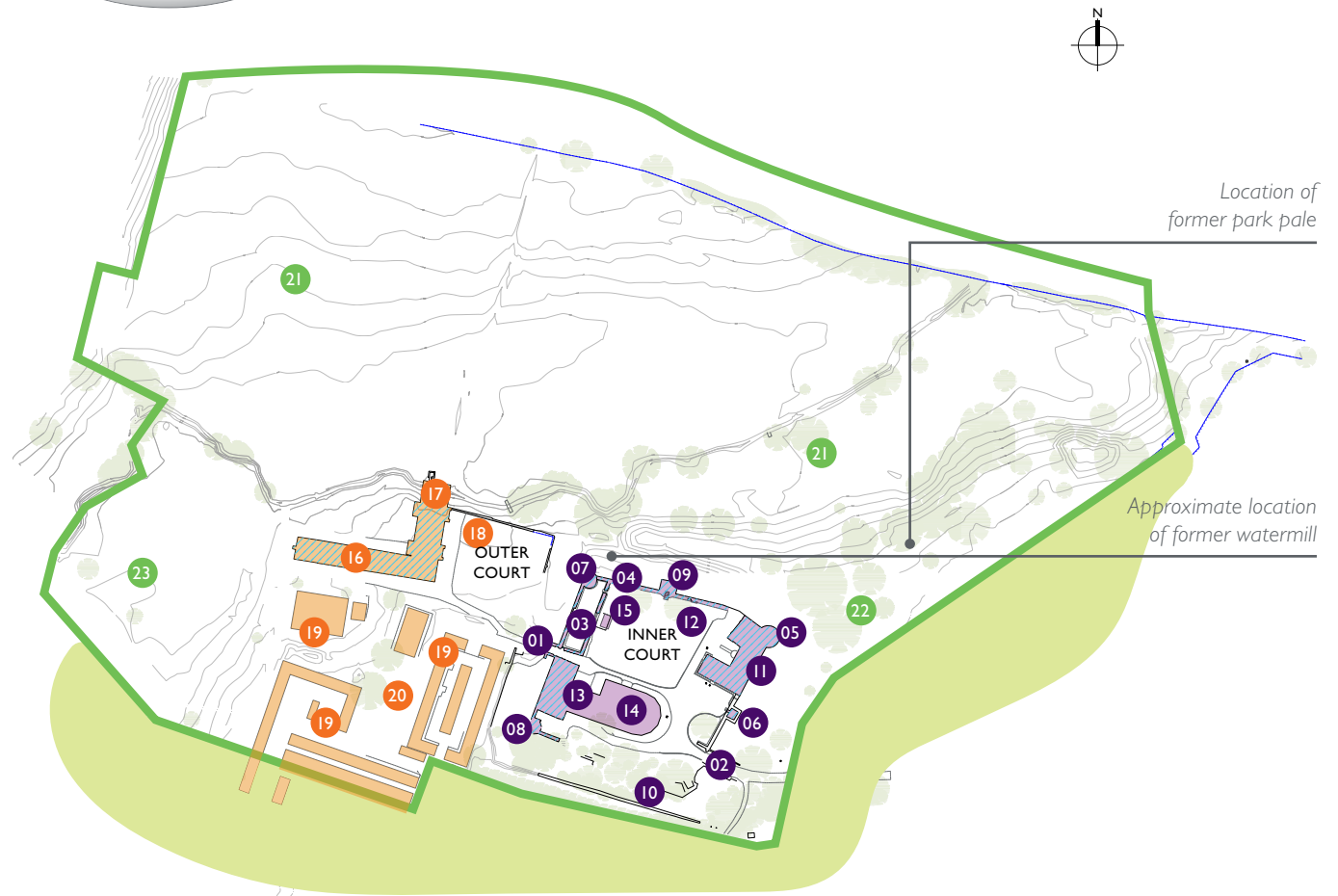
### INNER COURT

- 01 West entrance to castle complex (former gatehouse)
- 02 East entrance to castle complex
- 03 West range
- 04 Exterior wall and moat
- 05 North-east tower
- 06 South-east tower
- 07 North-west tower
- 08 South-west tower
- 09 Central north tower (Rosamund's tower)
- 10 South terrace
- 11 Manor House
- 12 Internal courtyard

### LANDSCAPE SETTING (WITHIN SCHEDULED AREA)

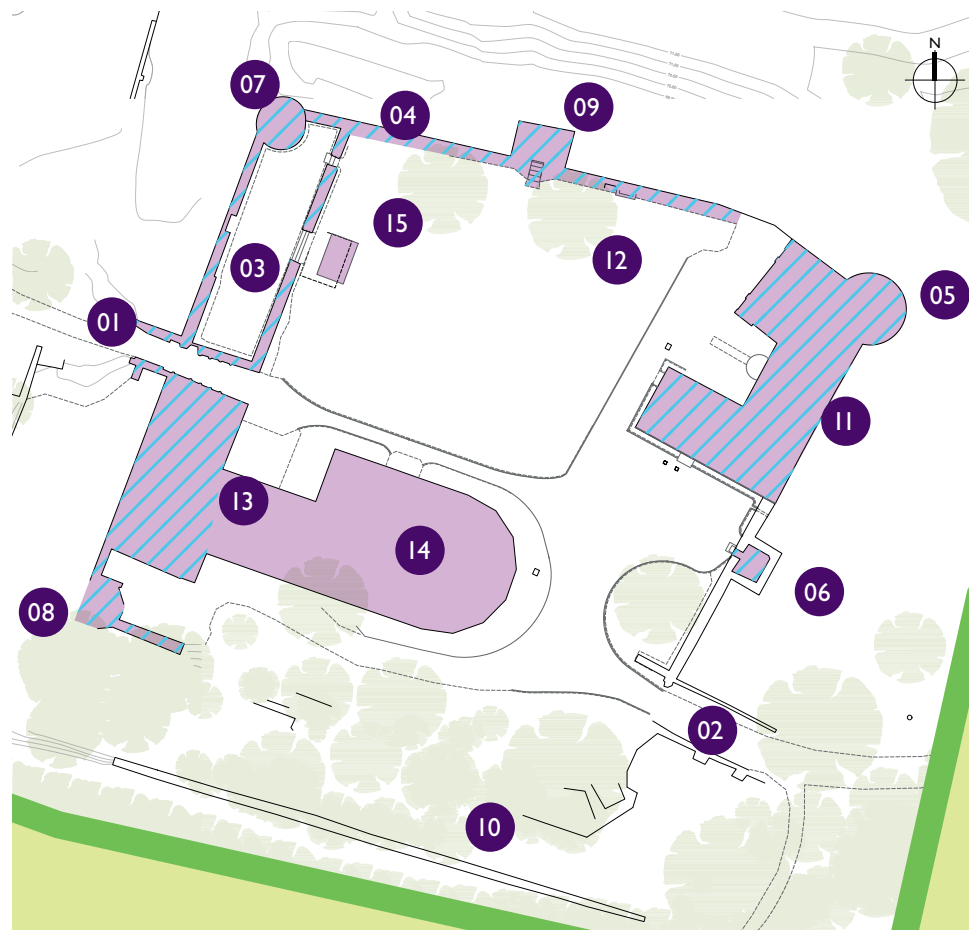
- 21 North landscape setting
- 22 East landscape setting
- 23 West landscape setting


*This plan is not to scale*



## 2.6.1 INNER COURT

The key structures making up Inner Court include the standing remains of the west entrance to the castle complex (former gatehouse), the east entrance to the castle complex, the remains of a west range and the encircling perimeter curtain walls to the north, east and west featuring towers positioned at intervals. The south perimeter wall is no longer extant. The internal courtyard of Inner Court features a large open lawn with a timber wedding pavilion, a temporary marquee structure, a stone services building and gravel drives and forecourts.



-  Scheduled Monument
-  Grade I Listed Building or Structures
-  Wider Landscape Setting (Beyond Scheduled Area)

### INNER COURT

- 01 West entrance to castle complex (former gatehouse)
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- 06 South-east tower
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- 11 Manor House
- 12 Internal courtyard
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- 14 Temporary marquee structure
- 15 Wedding pavilion

*This plan is not to scale*

Click on each number to be taken to the relevant page



## 01 West Entrance to Castle Complex (Former Gatehouse)

The entrance to the castle complex from the west is via a ruinous former gatehouse constructed in rough-hewn stone. The gatehouse and the adjoining wall to the north display lower courses of ashlar or cut blockwork, which may indicate an earlier phase in the castle's construction. The north and south walls of the gatehouse entrance feature four pairs of attached semi-octagonal stone shafts with moulded capitals, where a vaulted entrance arch formerly sprung. The western side of the gatehouse features a groove for the portcullis and a pivot hole for the drawbridge.



Figure 05: Groove for the portcullis in the gatehouse entrance



Figure 06: View of the gatehouse entrance looking north-east showing the Manor House in the background



Figure 07: View looking west through the gatehouse entrance towards the barns showing the surviving pillars, formerly part of a vaulted entrance



Figure 08: Detail of the lower courses of ashlar or cut blockwork which may indicate an earlier phase in the castle's construction



Figure 09: Pivot hole for the former drawbridge in the gatehouse entrance



## 02 East Entrance To Castle Complex

The east entrance is via an ivy-clad stone bridge crossing the east arm of the moat. This entrance is a later addition to the historic west entrance.



Figure 10: View looking west over the bridge crossing the east arm of the moat and forming the east entrance to the castle complex



Figure 11: View looking east over the bridge forming the east entrance to the castle complex



Figure 12: Detail of bridge showing stone materiality beneath the ivy



## 03 West Range

The northern part of a western range to the north of the east entrance to the castle complex (gatehouse) survives. A round-arched, chamfered doorway accesses this range from the gatehouse. Surviving Tudor elements include a red brick herringbone fireplace, a Tudor doorway and a wide-splayed window adjacent.

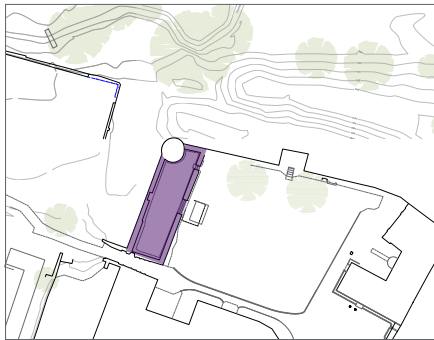


Figure 13: View of the west range looking north showing the north-west tower in the background



Figure 14: View of the west wall of the west range showing the red brick Tudor fireplace



Figure 15: Red brick Tudor doorway and wide-splayed window opening in the west range

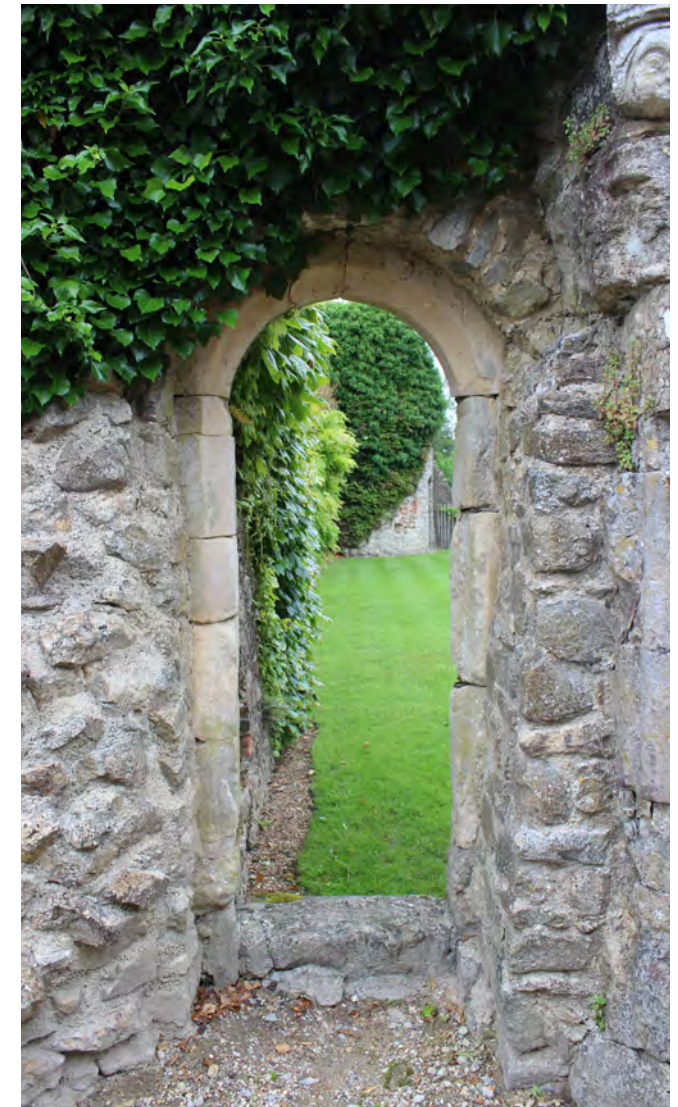


Figure 16: Round-arched entrance from the gatehouse to the adjacent west range



## 04 Exterior Wall and Moat

Ruinous 14th century curtain walls survive to the north, west and east of Inner Court. All sections of extant walling feature putlog holes, which formed the support for scaffolding during construction. Inner Court is encircled by a moat and its retaining earthwork dam. The moat is largely infilled or dry, except the south and south-west sections which are partly water filled.

The north end of the east curtain wall is incorporated into the Manor House and survives well, although to the south the remains are lower and terminate at the bridge entrance with the southern stretch no longer extant. The stub of curtain wall to the south of the main range of the house features a window jamb at first floor level, indicating the presence of former accommodation here. This section of wall and the lower remains to the south are overgrown with ivy.

The north curtain wall extends from the north-east tower to the north-west tower with the central north tower positioned roughly centrally. The wall is of considerable height except sections immediately to the west of the north extension and to the east of the north-east tower, which are lower.

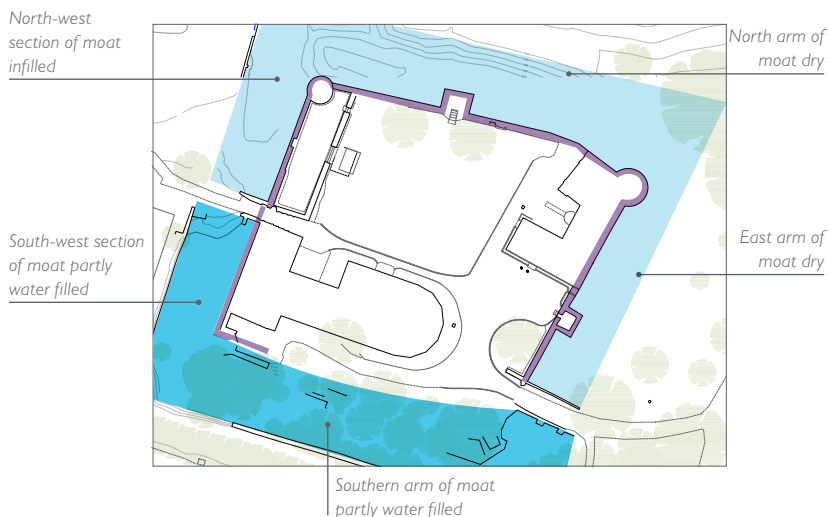


Figure 17: View of the east curtain wall looking north-west showing the north section and the north-east tower incorporated into the Manor House and the lower remains to the south. The east arm of the moat is dry.



Figure 18: View looking south-east from the Manor House showing the lower remains of the east curtain wall to the south of the bridge entrance and the lower remains of the main range from the Manor House



Figure 19: View of the north curtain wall looking east showing Rosamund's tower in the right foreground, the north-east tower in the left background and the dry north arm of the moat in front



Figure 20: View of the north curtain wall looking west showing Rosamund's tower in the right background and the dry north arm of the moat in the foreground



Figure 21: View of the dry north and east arms of the moat

The west curtain wall is continuous except for a break at the central gatehouse. The walls are lower than the north curtain wall and the north section of the east curtain wall, particularly the southern end adjacent to the modern services building.

The south curtain wall and the south range of the courtyard are no longer extant.



Figure 22: View of the north end of the west curtain wall looking south showing the north-west tower in the left foreground, the gatehouse in the right background and the infilled moat in front



Figure 23: View of the north end of the west curtain wall looking north showing the north-west tower in the background and the infilled moat in front



Figure 24: View of the south end of the west curtain wall showing the adjoining services building and the south-west section of the moat that remains partially filled



### 05 North-East Tower

The north-east tower, which is the most complete and the largest tower, is circular in plan and projects externally into the moat. The tower is built in roughly-hewn stone and features visible later red brick interventions and additions. The two-storey tower is tall and features a tiled conical roof. The tower has three windows at ground floor level, which have been modified to increase the light, except the central one which features a medieval chamfered stone surround. The interior of this tower is discussed in the section on the Manor House interiors [11](#).

### 06 South-East Tower

The south-east tower, which adopts a square plan, projects diagonally into the moat and is constructed of roughly-hewn stone. Only the base survives, which features minimal architectural or decorative features aside from the put-log holes used during construction.



Figure 25: View of the north-east tower looking south



Figure 26: Central window featuring medieval chamfered surround



Figure 27: View of the south-east tower looking north-east



## 07 North-West Tower

Unlike the eastern towers, the two western towers project internally into the courtyard to a greater degree than they project externally. The north-west tower is constructed of rough-hewn stone with later red brick infilling and modifications. The tower is in a ruinous state and missing a substantial part of its upper level, although an arrow slit does remain at this level. The section of the tower facing Inner Court is largely concealed by ivy. The base of a garderobe chute survives internally. Views into and out of the tower are restricted by surrounding walling and a slight-drop in level from the courtyard.



Figure 28: View of the north-west tower from Inner Court looking north



Figure 29: View of the north-west tower looking east from outside the curtain wall



Figure 30: View of an arrow slit window in the north-west tower



Figure 31: Base of a garderobe chute inside the north-west tower



**08** South-West Tower

The south-west tower adopts a smaller plan than the other towers and is the most incomplete. The circular tower is hidden away behind the modern services building, associated extensions and plant, and the marquee, all of which block views towards the tower. The remains of the tower are further concealed by ivy and other foliage. The walls are of roughly hewn stone and there do not appear to be any arrow slits.

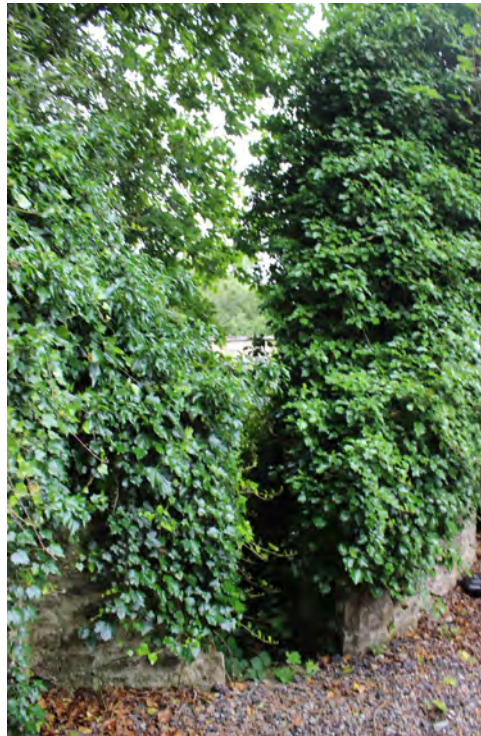


Figure 32: View of the south-west tower looking south-west



Figure 33: View of the internal wall of the south-west tower looking north-west



Figure 34: View looking towards the south-west tower, which is obstructed by modern plant relating to the services building



### 09 Central North Tower (Rosamund's Tower)

The central north tower or Rosamund's Tower sits within the north curtain wall. Although the upper courses of the tower have been lost and the roof is missing, the structure is one of the most complete towers. The square tower is made up of roughly-hewn stone matching the build of the Castle wall. Remnants of render and applied quoins are just visible on the external elevation. The internal elevation facing Inner Court is shrouded in ivy.

All internal floors have been lost, however, a low basement and three tall storeys above, each housing a single room, are evidenced internally by stone ledges in the wall fabric for floors and openings for fireplaces and windows. The three main floors are lit by slit windows in the external curtain wall with a larger first floor opening in the internal south wall. The rooms are modest with undressed stonework used for the first and second floor rooms, although the ground floor room features roughly-dressed masonry surrounds to the windows indicating marginally higher status. Both the lower rooms feature basic garderobes in the form of shallow alcoves.



Figure 35: View of the external elevation of Rosamund's tower looking south-east



Figure 36: View of Rosamund's tower from Inner Court looking north



Figure 37: Internal view inside Rosamund's tower showing three distinct levels



Figure 38: Internal view inside Rosamund's tower showing a slit window and a fireplace, both with dressed masonry surrounds

## 10 South Terrace

The terrace lining the south side of the moat, and separated from it by a retaining wall, forms part of a late 16th century phase of formal landscaping as a private garden for the no longer extant south range. The lawn terrace is framed by trees and shrubbery on either side: the tree planting to the south of the moat and the overgrown vegetation within the moat.



Figure 39: View looking west along the south terrace showing the dense vegetation screening the feature from view



Figure 40: Detail of the masonry retaining wall separating the terrace from the moat