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OTTERPOOL PARK

ENVIRONMENTAL STATEMENT

Appendix 9.5 – Historic Buildings and Structures Appraisal, Addendum 2022

MARCH 2022

Contents

1 Introduction

1.1.1   This document provides an update to the Historic Buildings and Structure Appraisal provided in 2018.

2 Update March 2022

2.1.1   Since this Appraisal was written in 2018, the Otterpool project has commissioned Historic England to carry out a designation screening of historic buildings within and close to the OPA boundary. This resulted in in Twin Chimneys Farm (**BH24**) and Farmstead South-west of Newingreen /Newingreen Farm (**BH25**) being listed Grade II in September 2021. Their National Heritage List for England ID numbers are 1476733 and 1476746 respectively. Both these buildings are outside the OPA boundary.

2.1.2   The assessment in the ES has included their newly listed status.

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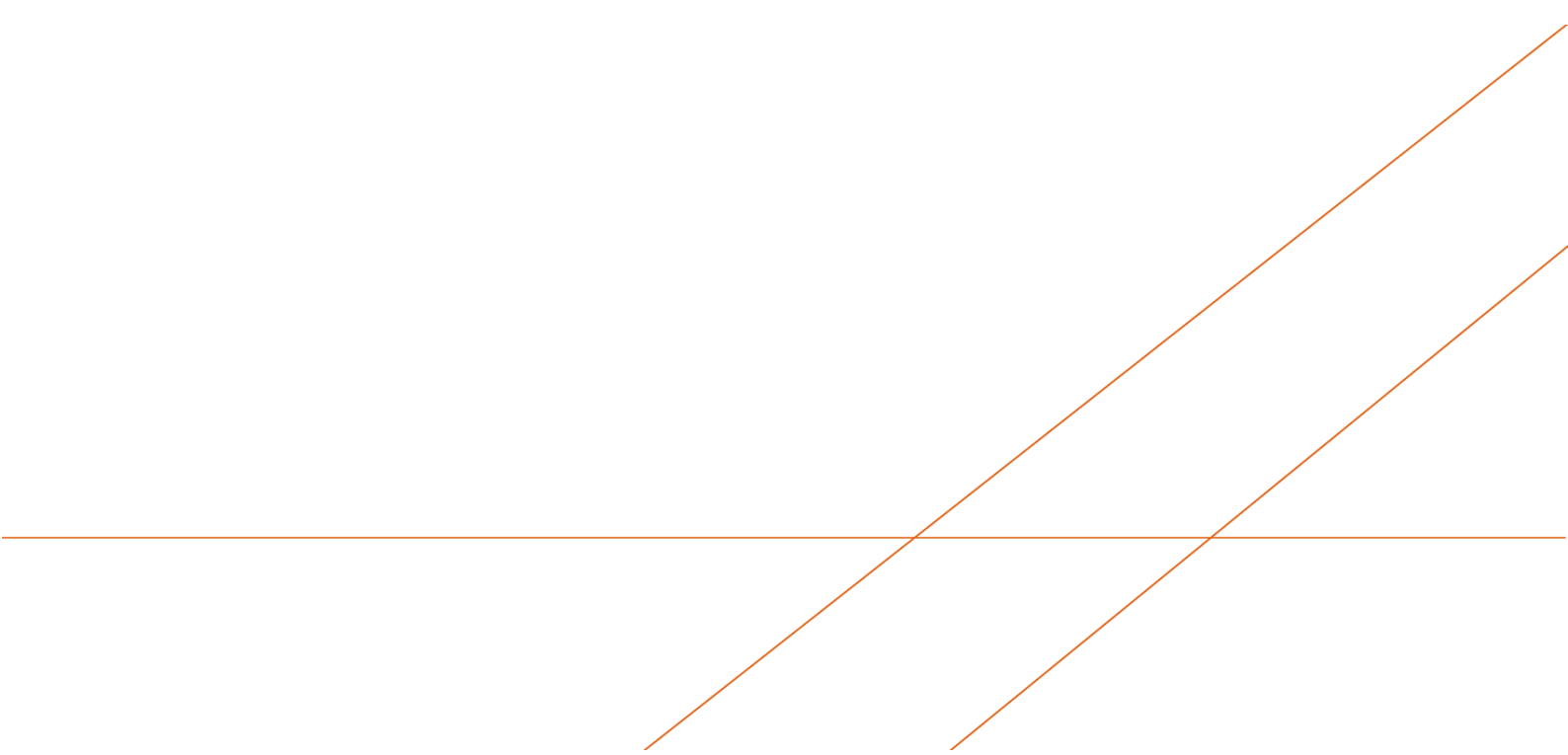
OTTERPOOL PARK ENVIRONMENTAL STATEMENT

Appendix 9.5 – Otterpool Park Historic Buildings and Structures Appraisal, 2017

NOVEMBER 2018

Otterpool Park ES - Historic Buildings and Structures Appraisal

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VERSION CONTROL

Version	Date	Author	Changes
001	27/07/2017	AL and EP	Draft
002	28/07/2017	EP	Formatting
003	25/09/2018	KC	Title Change
004	22/11/2018	KC	Minor edits in preparation for ES submission
D02A	30/11/2018	KC and JW	Review in preparation for ES submission
D03	04/12/2018	KC and JW	Client/Quod review

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Executive Summary

An appraisal of historic buildings and structures at the proposed Otterpool Park Development site (the site) in July 2017 and was updated in November 2018. It reviews non-designated built heritage assets within the site and the immediate surrounding area. The appraisal was commissioned by Folkestone & Hythe District Council and Cozumel Estates Ltd to address a recommendation from Historic England and Kent County Council that potential designations of currently non-designated assets on the site be identified at an early stage to prevent redesign, delays and additional costs later in the project programme.

Following on from this appraisal, any historic structures assessed to potentially fulfil the criteria for designation /listing have been retained within the proposed Development and consideration given of their historic settings and views (including where off-site) within the Development design. This ensures that the proposed Development will not give rise to 'substantial harm'. Further, it provides information which can then be used to determine whether to apply for a certificate of exemption from listing for the relevant structures if deemed necessary. The results of this appraisal will be put forward to Historic England's Listing Screening Service, as the basis for determining which built heritage assets should become designated/listed.

A total of 50 assets have been investigated, including farm-houses, out-farms, other agricultural buildings, houses, a railway station, and a group of military structures relating to the former Lympne Airfield. Out of these it is considered that a total of 8 are likely to meet Historic England's listing screening criteria. One asset, (WS9) consists of a row of three cottages which effectively takes the total of buildings to 11. The remaining 42 assets were determined as not to meet the requisite criteria to be appropriate for listing/designation. Potential for listing/designation has been determined in relation to Historic England listing guidance and other relevant legislation and guidance.

The assets that are likely to meet the screening criteria and key reasons for recommendation are as follows:

- **BH3** - Westenhanger Station – an early second phase construction date, differs from other examples of this time and remains largely unaltered;
- **BH24** – Twin Chimneys Farm – an early example of a small isolated farm of possible medieval date, largely intact and still set within its original landscape;
- **BH25** - Farmstead South-west of Newingreen – an early example of a planned courtyard farm, unaffected aesthetically by modernisation, still holds its local character;
- **WS9** - Arts and Crafts Cottages – group of 3 cottages which will be considered as one asset, forming an early example of the Arts & Crafts Movement, displaying local character and little altered;
- **WS10** - Oast House at Barrow Hill Farm - The oast house at Barrow Hill Farm is a rare example of an unrenovated oast house with clear evidential and aesthetic values representing Kentish character and retaining original fixtures;
- **28** - The Battle HQ due to its national significance and strong survival of fabric and fixtures;
- **32** - Pickett Hamilton Fort due to its national significance and rarity; and
- **BH28** - Berwick Manor Farm – a farmhouse dating from at least the 18th century. Even though the building has been altered throughout the years it still retains its historic core and the alterations add to rather than detract from the history of the property.

A group of the assets would be deemed to be protected by lying within curtilage of existing listed buildings. Curtilage is defined by Historic England (2017) as follows *'Curtilage can be defined, for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed.'* Such curtilage buildings can give additional significance and value to the properties or they may not have any significance at all. Those assessed here comprise:

- **BH20** – Barns at Upper Otterpool (**LB20**);
- **WS6** – Outbuilding at Bell Vue (**LB21**);
- **WS8** – Barns at Otterpool Manor (**LB38**); and
- **WS24** – Otterpool Cottage at Bell Vue (**LB21**).

Historic Building recording of these assets, as part of mitigation in the event of their alteration should follow the advice in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016). A full list of recommendations can also be found in **Appendix A.**

1   Introduction

1.1   Purpose of report

1.1.1   This assessment was commissioned by Folkestone & Hythe (formerly Shepway) District Council and Cozumel Estates Ltd to undertake a review of non-designated historic buildings identified during the RIBA Stage 1 of the Otterpool Park garden settlement development as being of potentially designable quality. The requirement for this was determined following consultation with the statutory consultees (Historic England, Kent County Council (KCC) and Folkestone & Hythe District Council (FHDC)). It was determined through the liaison with the applicant that this assessment be undertaken to scope the identified buildings from the Stage 1 Desk-based Assessment (Arcadis 2016/2017) providing an independent appraisal. This will reduce risk post-planning in terms of buildings becoming designated with resultant issues relating to retention and setting and views. It will then be possible to apply for a certificate of exemption from listing for the remaining structures if deemed necessary.

1.2   Report Layout

1.2.1   This report is structured as follows:

- Section 1: Introduction and purpose of the report with aims and objectives. Brief introduction to the project background and proposed Development;
- Section 2: Methodology for screening and assessment criteria. Includes sources, assumptions and limitations and consultation;
- Section 3: Legislation, policy and guidance;
- Section 4: Built heritage assessment, presented in five sections comprising military structures, farms and out-farms (including agricultural buildings), houses, other assets (a railway station and mile marker) and those buildings that can be considered for listing under curtilage. Sections begin with a summary table of asset and recommendations;
- Section 5: Conclusion; and
- Figures 1 to Figure 5 are provided in Appendix C.

1.3   Project Background

1.3.1   The work was undertaken prior to an outline planning application for a new garden settlement – Otterpool Park. The proposed Development at Otterpool Park occupies a 580ha area (the outline planning application boundary) within the Folkestone & Hythe District of Kent centred on NGR 611239, 136507 (hereafter referred to as the site). It is approximately 2.4km to the west of Hythe. The site lies to the south of the M20 and HS1 (formerly the Channel Tunnel Rail Link (CTRL) line and is crossed by the A20 Ashford Road (Figure 1).

1.3.2   The 'application site boundary' as used for the study area is a 709ha area encompassing the outline planning application area and land around the edge (**Figure 1**). Built heritage assets with this wider 'application site boundary' area were assessed for this appraisal (**Figures 3, 4 and 5**).

1.3.3   The 'application site boundary' sits within a wider 764ha area (The Otterpool Park Framework Masterplan Area) which is for 10,000 homes.

1.4   The Site

1.4.1   The site covers a mix of agricultural, recreational, and residential areas. The East Stour River passes through the site in its northern extent and the topography of the site reflects the river valley nature of this area.

1.5 Proposed Development

1.5.1   The planning application seeks permission for a new garden settlement accommodating up to 8,500 homes (Use Classes C2 and C3) and Use Class E, F, B2, C1, Sui Generis development, including use of retained buildings as identified, with related infrastructure, highway works, green and blue infrastructure, with access, appearance, landscaping, layout and scale matters to be reserved.

1.5.2   The proposed Development will also improve transport links with London and the rest of the country via the M20 and HS1, which lie immediately north of the site. The town will have a town centre within walking distance of the railway station for use of residents and patrons from further afield and public open spaces linked to the existing landscape and historical assets.

1.6 Aims and Objectives

1.6.1   The aims of this assessment are to:

- Determine character and assess available information concerning identified non-designated heritage assets;

- Assess whether these assets are of designable quality against a baseline established by criteria set out by Historic England, in conjunction with other legislation and guidance;

- Make recommendations (where appropriate) concerning the potential of the non-designated assets that meet the screening criteria;

- Minimise risks to the Development design by responding positively to issues relating to retention and setting;

- Provide additional information for the planning application concerning buildings reviewed within the site;

- Provide an account of designable buildings within the site and its environs; and

- Apply for listing exemption for those buildings scoped out or deemed of insufficient quality at listing screening.

1.6.2   This assessment was undertaken via review of the following:

- Online research for historic mapping and documentary information about the identified buildings and their context;

- Site assessment of designated and non-designated heritage assets within the site; and

- Historic England listing criteria in line with relevant local, strategic, and national heritage planning policy and guidance.

2 Methodology

2.1 General methodology

2.1.1 In reviewing the non-designated buildings for potential for designation this assessment employs a framework of legislation and guidance focussing on Historic England's Listing criteria as provided under their Listing Selection Guides (Historic England 2017a, 2017b, 2017c, 2017d. 2017e). The recommendations of this study will be put forward to Historic England for review by their Listing Screening Service, who will then determine which structures become designated. The non-designated building-types are categorised as:

- Farms and out-farms;
- Transport and transport related structures;
- Houses;
- Military structures; and
- Buildings covered under curtilage of listed structures.

2.1.2 To remain consistent the non-designated assets have retained the identifying numbers (**28, BH24 or WS1** for example) assigned to them in the DBA (ES Appendix 9.2). The locations of the assets are presented by type on **Figures 1-5**. They are reviewed with a methodology employing the following process:

- Location;
- Description and development;
- Assessment of Significance; and
- Recommendations (comprising advancement for screening and other potential).

2.2 Sources

2.2.1 A range of sources have been used to assess the site's potential in line with best practice guidance as outlined by Historic England, the Chartered Institute for Archaeologists (CIfA 2014a, 2014b, 2014c, 2014d, 2014e) and under relevant legislation and guidance.

2.2.2 A variety of resources were employed in the preparation of this assessment. These include:

- Online resources for historic mapping, documentary sources and other material;
- The Kent Historic Environment Record (KHER 2016), was consulted for details on non-designated heritage assets;
- The Kent Archives Service (2016) Tithe maps were reviewed;
- The National Heritage List for England (NHLE) was consulted for information on designated assets associated with non-designated assets;
- The PastScape website, provided by Historic England, was consulted for additional information on all assets;
- The Folkestone & Hythe District Council website (then Shepway District Council - Planning Portal, No Date) was consulted for updated information on planning policy; and
- National heritage datasets: Images of England, Heritage Gateway, Viewfinder and British History Online.

2.2.3 Documentary sources:

- Brown, Ian; et al. (1995). 20th century defences in Britain: an introductory guide. Council for British Archaeology;

- HMSO 1990. Planning (Listed Buildings and Conservation Areas) Act 1990;
- Shepway District Council 2006. Shepway District Local Plan Review (2006) Policies Applicable 2013 Onwards;
- Historic England 2008. Conservation Principles, Policies, and Guidance (under review);
- Historic England 2017a. Listing Selection Guide: Military Structures;
- Historic England 2017b. Listing Selection Guide: Agricultural Buildings;
- Historic England 2017c. Listing Selection Guide: Domestic 3- Suburban and Country Houses;
- Historic England 2017d. Listing Selection Guide: Domestic 1- Vernacular Houses;
- Historic England 2017e. Listing Selection Guide: Transport Buildings;
- Historic England 2013. Scheduling Selection Guide: Military Sites Post-1500;
- Shepway District Council 2013. Shepway Core Strategy Local Plan 2013 (Emerging);
- Historic England 2014a. South East Farmsteads Character Statement;
- Historic England 2014b. National Farmsteads Character Statement;
- Historic England, Kent County Council, and Kent Downs AONB 2014. The Kent farmsteads guidance: farmsteads assessment framework;
- Chartered Institute for Archaeologists 2014a. Code of Conduct;
- Chartered Institute for Archaeologists 2014b. Standards and guidance for the archaeological investigation and recording of standing buildings or structures;
- Chartered Institute for Archaeologists 2014c. Standard and guidance for the collection, documentation, conservation, and research of archaeological materials;
- Chartered Institute for Archaeologists 2014d. Standard and guidance for archaeological advice by historic environment services;
- Chartered Institute for Archaeologists 2014e. Standard and guidance for historic environment desk-based assessment;
- Historic England 2017. Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets;
- Historic England 2016. Understanding Historic Buildings: A Guide to Good Recording Practice;
- Arcadis 2016, updated 2017. Otterpool Park, Lympne, Kent, Cultural Heritage Desk Based Assessment;
- Historic England 2017 Listed Buildings and Curtilage;
- Shepway District Council, No Date. Core Strategy Local Plan (2013); Places and Policies Local Plan, Preferred Options (Emerging); and
- Zetica UXO 2017. Otterpool Park, Lympne, Kent - UXO Desk Study & Risk Assessment.

2.2.4   Online Sources

- ADS, Defence of Britain Database 2002 (updated 2006) http://archaeologydataservice.ac.uk/archives/view/dob/ accessed June 2017;
- Arts Crafts, no date. The Arts and Crafts Movement in Great Britain 1850-1915 http://artscrafts.org.uk/roots/archi.html accessed June 2017;

- Arts and Crafts Style 2015. The Arts and Crafts Movement: A Brief History and Description http://www.arts-and-crafts-style.com/arts-and-crafts-movement.html accessed July 2017;

- Bristow, W. 1799. The History and Topographical Survey of the County of Kent: Volume 8. Accessed June 2017 through British History Online http://www.british-history.ac.uk;

- British History Online 2017 http://www.british-history.ac.uk/ accessed June 2017;

- British Library Online – Ordnance Survey Drawings Collection, No Date. http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/ accessed June 2017;

- British Resistance Archive 2014 http://www.coleshillhouse.com/bunkers.php accessed June 2017;

- Derelict Places 2014 http://www.derelictplaces.co.uk/main/military-sites/29299-raf-lympne.html accessed June 2017;

- Design Museum, No Date. Profile https://designmuseum.org/design/arts-and-crafts-movement accessed July 2017;

- Exploring Kent's Past (Kent County Council), No Date. http://webapps.kent.gov.uk/kcc.exploringkentspast.web.sites.public/SingleResult.aspx?uid=%27mke18298%27 accessed June 2017;

- Find My Past 2017 http://search.findmypast.co.uk/search/british-newspapers?date=1810-08-21&date_offsetdate=1810-08-21&page=4 accessed June 2017;

- Geograph.org 2009 http://www.geograph.org.uk/article/Oast-Houses accessed June 2017;

- Geograph.org, No Date http://www.geograph.org.uk/photo/2078095 accessed June 2017;

- Glasspool, D. 2017 http://www.kentrail.org.uk/ (updated 29th May 2017), accessed June 2017;

- Google Maps https://www.google.co.uk/maps/ accessed June 2017;

- Google Street View 2009-2017 https://www.google.co.uk/maps/ accessed June 2017;

- Heritage Gateway http://www.heritagegateway.org.uk/gateway/default.aspx accessed June 2017;

- Historic England 2017a World War II Bofors Anti-aircraft gun tower, Pickett-Hamilton fort and pillbox: part of the airfield defences of RAF West Malling fighter station https://historicengland.org.uk/listing/the- list/list-entry/1020308 accessed July 2017;

- Historic England 2017b What Was the Arts and Crafts Movement? https://www.historicengland.org.uk/listing/what-is-designation/heritage-highlights/arts-and-crafts-movement accessed June 2017;

- Images of England http://www.imagesofengland.org.uk/ accessed June 2017;

- Johnson, N. 2014 Vertical Hung Tiling https://www.periodliving.co.uk/advice/vertically-hung-tiling/ accessed June 2017;

- Kent Archaeological Society 2013 http://www.kentarchaeology.org.uk/Research/01/LYP/02/02.htm accessed June 2017;

- National Heritage List for England https://historicengland.org.uk/listing/the-list/map-search?clearresults=True accessed June 2017;

- National Trust, No Date. Red house and William Morris https://www.nationaltrust.org.uk/red-house/features/red-house-and-william-morris accessed June 2017;
- PastScape (Historic England) http://www.pill.org/ accessed June 2017;
- Pillbox Study Group 2017 http://www.pillbox-study-group.org.uk/advanced-pillbox-designs/part-2-o-z/pickett-hamilton-fort/ accessed June 2017;
- Rightmove 2012 http://www.rightmove.co.uk/property-for-sale/property-24211959.html accessed June 2017;
- Shepway District Council Planning Portal, No Date http://www.shepway.gov.uk/planning/planning-policy accessed June 2017;
- Tangmere Military Aviation Museum 2007. *The Pickett Hamilton Fort* http://www.pillbox-study-group.org.uk/advanced-pillbox-designs/part-2-o-z/pickett-hamilton-fort/ accessed June 2017;
- Victoria and Albert Museum 2016 *Arts & Crafts Architecture* http://www.vam.ac.uk/content/articles/a/arts- and-crafts-architecture/ accessed June 2017;
- Viewfinder (Historic England) http://viewfinder.historicengland.org.uk/ accessed June 2017;and
- Warrenpress.net http://www.warrenpress.net/FolkestoneThenNow/images/WestenhangerSta1879 a.jpg accessed June 2017.

2.2.5   Cartographic Sources

- 1769 Blatt map of Kent;
- 1797 OS Drawing (British Library Online);
- 1838 Stanford Tithe Map;
- 1840 Sellindge Tithe Map;
- 1841 Lympne Tithe Map;
- 1871-83 Ordnance Survey Map 1:2,500;
- 1898 Ordnance Survey Map 1:2,500;
- 1907 Ordnance Survey Map 1:2,500;
- 1938-39 Ordnance Survey Map 1:2,500;
- 1970-74 Ordnance Survey Map 1:2,500;
- 1986-91 Ordnance Survey Map 1:2,500;
- 1877-76 Ordnance Survey Map 1:10,000;
- 1898-99 Ordnance Survey Map 1:10,000;
- 1908 Ordnance Survey Map 1:10,000;
- 1931 Ordnance Survey Map 1:10,000;
- 1938 Ordnance Survey Map 1:10,000;
- 1838-40 Ordnance Survey Map 1:10,000;
- 1839 Ordnance Survey Map 1:10,000;
- 1961 Ordnance Survey Map 1:10,000;
- 1973-78 Ordnance Survey Map 1:10,000;
- 1989 Ordnance Survey Map 1:10,000;
- 1990 Ordnance Survey Map 1:10,000;

- 2016 Ordnance Survey Map 1:10,000; and
- 2017 Google Maps.

2.3 Assessment Criteria

2.3.1 Assessment of the significance of the identified non-designated buildings and their potential for designation considers such factors as age, historic survival, commonality, architectural merit, historic significance, utilising the criteria provided below as a base. This approach considers the present character of the building based on the chronological sequence of events that produced it, and how this compares to the stablished criteria for that building type.

2.3.2 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

2.3.3 Current national guidance for the assessment of the significance of heritage assets is provided by Historic England in the document *Conservation Principles, Policies, and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2008, currently under review) in which significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria (see Table 1):

- Evidential value or archaeological interest. Deriving from the potential of a place to yield evidence about past human activity.
- Historical value or historic interest. Deriving from 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 or architectural and artistic interest. Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value or interest. Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

Table 1 - Table of Significance

Significance	Factors Determining Significance
International	World Heritage Sites
	Assets of recognised international importance
	Assets that contribute to international research objectives
National	Scheduled Ancient Monuments
	Grade I and Grade II* Listed Buildings
	Grade I and Grade II* Registered Parks and Gardens
	Certain Grade II Listed Buildings
	Undesignated assets of the quality and importance to be designated
	Assets that contribute to national research agendas
Regional	Certain Grade II Listed Buildings

Significance	Factors Determining Significance
	Grade II Registered Parks and Gardens
	Assets that contribute to regional research objectives
Local	Locally listed buildings
	Assets compromised by poor preservation and/or poor contextual associations
	Assets with importance to local interest groups
	Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

2.4 Listing Criteria

2.4.1 In addition to the above guidance for assessing the significance of buildings and their potential for national designation Historic England also offer a series of Listing Selection Guides. These documents offer detailed guidance and type-specific criteria for each building-type informing on characteristics which contribute to making a structure deemed of designable quality. Listing criteria is presented in **Appendix B** and the characteristics covered include:

- Period or date;
- Rates of survival and architectural quality;
- Historic associations;
- Aesthetics;
- Regional variation and innovation; and
- Rarity.

2.4.2 The guidance documents referred to in this assessment include:

- Listing Selection Guide: Agricultural Buildings;
- Listing Selection Guide: Domestic 1- Vernacular Houses;
- Listing Selection Guide: Domestic 3- Suburban and Country Houses;
- Listing Selection Guide: Military Structures;
- Listing Selection Guide: Transport Buildings;
- Listed Buildings and Curtilage;
- Scheduling Selection Guide: Military Sites Post-1500;
- The Kent farmsteads guidance: farmsteads assessment framework; and
- National Farmsteads Character Statement and South-East Farmsteads Character Statement.

2.4.3 Further synthesis of these assessment criteria can be found in **Appendix B**.

2.5 Assumptions and Limitations

2.5.1 The data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.5.2   No internal inspections of the buildings have been carried out.

2.6 Consultation

2.6.1   Consultation was carried out with the Historic England, Kent County Council, and Folkestone & Hythe District Council on the 16th and 17th of November 2016, who requested that a list of non-designated buildings with potentially sufficient merit for designation be considered for Listing Screening. It was determined at consultation that an independent review of identified non-designated buildings was appropriate. This assessment will provide clarity on the matter of the significance of non-designated buildings and identify any resultant issues for design/retention etc.

3 Legislation, Policy, and Guidance

3.1.1   The following section provides relevant legislation, policy, and guidance to underpin the listing criteria, which form the benchmark for review, provided in the following section.

3.2 Legislation

3.2.1   The Planning (Listed Buildings and Conservation Areas) Act 1990 applies special protection to buildings and areas of special architectural or historic interest. This act consolidated certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments and as such sets out prescriptions for the designation and treatment of listed buildings and conservation areas (Legislation.gov.uk 1990).

3.2.2   Section 66 (1) of the act states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

3.3 Policy

3.3.1   National policy relating is provided by the National Planning Policy Framework (NPPF) which was adopted in 2012. This was re-issued in 2018.

3.3.2   The NPPF 2018 sets out Government planning policies for England and how these are expected to be applied. The NPPF provides a framework within which local and neighbourhood plans can be produced. Planning law requires that applications for planning permission must be determined in accordance with the development plan. The NPPF must be considered in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

3.3.3   Section 16 of the NPPF 2018 'Conserving and Enhancing the Historic Environment' contains the government's policies relating to the historic environment.

3.3.4   Paragraph 189 states that local planning authorities should identify and assess the significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset). They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

3.3.5   Paragraph 197 states that the effect of an application on the significance of an undesignated heritage asset should be considered in determining the application. In weighing applications that affect directly or indirectly undesignated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3.6   Paragraph 198 states that local planning authorities should not permit the loss of the whole or part of a heritage asset, without taking all reasonable steps to ensure that the new development will proceed after the loss has occurred.

3.3.7   Paragraph 194 states that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments are to be considered subject to the same policies as designated heritage assets.

3.3.8   Paragraph 199 states, in part, that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost, whether wholly or in part in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible, in the relevant HER or local museum.

3.4 Local Planning Policy Framework

3.4.1   The Shepway District Council Core Strategy (2013) has been adopted and some policies within the Local Plan (2006) remain in force. In addition, the Places and Policies Plan is emerging and covers policies which will be lost and which will be saved moving forward. Below are the policies within the Places and Policies Plan which are applicable to the proposed Development. If an issue is not covered by a local policy or the local policy is not in line with current national policy, then national policy will take precedence.

3.4.2   Policy HE1 Heritage Assets states:

"The district council will grant permission for proposals which promote an appropriate and viable use of heritage assets, consistent with their protection and conservation, particularly where these bring redundant or under-used buildings and areas back into use or improve public accessibility to the asset".

3.4.3   The Core Strategy is currently under review to plan for development until 2037. The Core Strategy Review Submission Draft (Regulation 19) is currently in consultation.

3.5 Curtilage

3.5.1   Several buildings within the site have potential to be considered to fall under the curtilage of existing listed buildings, essentially meaning that they are afforded protection by association or physical connection with those listed buildings. Prescriptions concerning curtilage are provided by the Planning (Listed Buildings and Conservation Areas) Act 1990 (Legislation.gov.uk 1990). Historic England (2017) define curtilage as follows;

'Curtilage can be defined, for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear each case will always be a question of fact and degree. A decision taker may take the following factors into account in assessing the matter: i) the physical layout of the listed building and the building; ii) their ownership past and present; and their use or function past and present specifically whether the building was ancillary (i.e. subordinate to and dependent on) the purposes of the listed building at the date of listing.'

4 Assessment of Built Heritage

4.1 Military Structures

4.1.1   There are several military structures within the Site the majority of which are located within the boundary of the former airfield at Lympne (**27**). They include pillboxes, air raid shelters, barrack huts, two Pickett Hamilton Forts, a possible munitions store, and other structures associated with Lympne Airfield and wartime developments (**Figure 4**). The assessments in this section are based upon Historic England's Listing and Scheduling Guidance for military structures and sites (Historic England 2017a) and are summarised in Table 2.

Table 2 - Summary Table of Military Structures

Project ID	HER number	Name	Period	Meets Criteria?	
32	TR 13 NW 76	Pickett Hamilton Fort on western side of Lympne Airfield, west of Otterpool Lane	Modern	Yes	National rarity, significance in terms the development of defence technologies. Also local links to Lympne Airfield and local production New Kent Construction Company.
60	TR 13 NW 86	Pickett Hamilton Fort north of Link Park Industrial Estate	Modern	No	Not known if it still exists above ground. Not seen on walkover (may be under a spoil heap)
35	TR 13 NW 79	8 RAF huts Western side of Lympne Airfield	Modern	No	Due to lack of significance and commonality at other military bases/airfields such as Shorncliffe and Fort Halstead, Kent.
30	TR 13 NW 74	Gas Decontamination Building	Modern	No	Not the finest examples of its type
31	TR 13 NW 75	At least 8 Air Raid Shelters	Modern	No	Due to their commonality
28	TR 13 NW 71	Battle HQ and Bunker/ Shelter	Modern	Yes	Due to the well-preserved nature of the building, its key role in the military history of Lympne Airfield.
WS20	-	Munitions Store	Modern	No	The buildings are in a poor condition, have been impacted by later development and have lost their original settings and context.
BH47	TR 13 NW 145	Pillbox	Modern	No	No longer extant.
BH43	TR 13 NW 139	Pillbox	Modern	No	No longer extant.

Project ID	HER number	Name	Period	Meets Criteria ?	
BH44	TR 13 NW 140	Pillbox	Modern	No	May be extant, access restricted. Pickett Hamilton Fort recommended as representative of pillboxes at Lympne.
BH45	TR 13 NW 141	Pillbox	Modern	No	Assumed to be no longer extant, not seen on either site visit.
BH46	TR 13 NW 143	Pillbox	Modern	No	May be extant, access restricted. Pickett Hamilton Fort recommended as representative of pillboxes at Lympne.
BH42	TR 13 NW 138	Pillbox	Modern	No	May be extant, access restricted. Pickett Hamilton Fort recommended as representative of pillboxes at Lympne.
4	TR 13 NW 134	Auxiliary Unit Operations Base	Modern	No	Not an uncommon WWII building and has lost its original setting to modern farming.
39	TR 13 NW 84	Civil Aviation Runway of Lympne Airfield	Modern	No	No historic links to significant periods in the site's history
40	TR 13 NW 72	Aircraft Dispersal Pen	Modern	No	Not much remains of the structure above ground and it is in poor condition
37	TR 13 NW 81	Machine Gun Range	Modern	No	Currently in poor condition and has lost its original setting.
WS19	-	Possible Military Building and Warehouses in Westenhanger Village	Modern	No	The buildings are not remarkable, have been re-used and adapted in recent decades and original feature survival is poor.

Pickett Hamilton Forts

4.1.2   Close to the collection of military buildings to the west of Lympne Park Industrial Estate (**WS14**) is a Pickett Hamilton Fort (**32**) which was formerly part of the perimeter defences of Lympne Airfield and would have lined a runway. The fort comprises a circular concrete structure with a flat roof and three viewing/gunning slits (**Plate 1**). A second possible Pickett Hamilton Fort (**60**) is recorded on the HER as being north of Link Park Industrial Estate, near the site of several other pillboxes. A walkover survey carried out in 2005 recorded it as being underground with all that could be seen being its flat circular concrete top. This pillbox was not visited due to access constraints and

now appears from Google Earth imagery to lie under a spoil heap. It is not considered to have the same significance as pillbox **32** and it is not known if it is still extant.

*Plate 1: Pickett Hamilton Fort **32**, west of Lympne Industrial Estate*

Assessment of Significance

4.1.3   In 1940 the New Kent Construction Company of Ashford, Kent, submitted designs for a new 'disappearing' pillbox specifically for airfield defence. The fort was designed to retract into the ground and lay hidden allowing for the element of surprise. This was achieved through the sliding of one concrete tube within another. The lifting mechanism consisted initially of a standard 8-ton aeroplane jack, but as this took 3 minutes for the head to rise, it was replaced by a compressed air system supplemented by a hand pump for emergency use (which was quicker to operate) (Pillbox Study Group 2017). The structures were quickly adopted and well supported, even by the Prime Minister, Winston Churchill. However, their adoption was short-lived as the forts were too small to accommodate modern weaponry or strong enough to support an aircraft's weight, which is likely to be one of the reasons for their rarity.

4.1.4   Nationally Pickett Hamilton Forts are rare with only a few surviving intact (Tangmere Military Aviation Museum 2007 and Historic England 2017a). Due to their design and construction being largely limited to the New Kent Construction Company these forts are of particular significance in Kent.

4.1.5   The Pickett Hamilton Fort **(32)** has a tree growing through it which has caused some damage. It was not possible to access the interior of the fort to assess the presence or condition of the internal mechanisms but should they survive then it would increase the forts suitability for listing.

4.1.6   Finally, the fort stands as part of a group of structures associated with the airfield at Lympne including air raid shelters, barracks, a bulk fuel installation, and a gas decontamination building. The distribution of the assets associated with the airfield across the landscape and the presence of the Pickett Hamilton Fort testify to the significance of the airfield during the first and second world wars (WWI and WWII).

Recommendations

4.1.7 The Pickett Hamilton Fort (**32**) **is recommended** as likely to meet the listing screening criteria based on its national rarity and significance in the development of defence technologies. The fort is also locally significant due to its links to the New Kent Construction Company and Lympne Airfield.

4.1.8 The significance of this asset would increase if the mechanisms and moving parts within the structure remain but this would require further investigation to establish and there is no evidence currently available to suggest they are present. Any recording of this asset should follow the guidance for a **Level 3** survey as recommended by Historic England in *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

RAF huts and other related structures on the west side of the former Lympne Airfield (WS14 – 30, 31, 35, 38)

4.1.9 To the west of Otterpool Lane, close to the entrance of the public parking at Port Lympne Animal Park, is a collection of WWII huts, shelters, bunkers, and other structures which are partially described on the KHER (**30, 31, 35, 38**). These are grouped here as **WS14.** The structures are associated with a later phase of the former Lympne Airfield which has now been lost beneath the Link Park. The huts and other structures are some of the last remaining structures associated with the airfield and were once part of a larger complex of structures to the west of Otterpool Lane, as shown on 1940s aerial photography (**Plate 2**).

4.1.10 The huts are located on land owned by Port Lympne Animal Park and are partially used as storage for the park.

Plate 2: Huts at Port Lympne looking east.

4.1.11 The huts (**35**) are built of redbrick with a standardised in design and layout with original doors and windows remaining in some of the huts (**Plates 2 and 3**). The windows are metal-framed with small square panes held by a metal lattice and the doors and frames are wooden, some original glass survives. The roofs of the huts are constructed of corrugated sheeting which may be concrete or asbestos, some huts have been re-roofed. Some original fittings and fixtures survive such as the supports and insulators for the power supply to each hut (**Plate 3**). Some huts appear to have a small extension to the rear which may represent a privy. The huts are in various stages of dereliction with some near intact whilst others are highly degraded.

Plate 3: Surviving fixtures at RAF huts west of Otterpool Lane.

4.1.12 In addition to the eight surviving brick huts (**35**) there is one flat roofed building on the site which may be the gas decontamination unit referred to in the KHER (**30**). This structure is also built of red brick and is of a consistent style with the other extant structures in the group. The roof appears to be covered with Asphalt or similar material and the doors and surrounds are wooden. The structure is mainly on one level but has a central 'tower' on the southern side which rises to two-storeys (**Plate 4**).

Plate 4: 'Gas decontamination' structure west of Otterpool Lane.

Plate 5: Air raid shelter/bunker at Port Lympne

Plate 6: Bunker and concrete wheel wash/former weigh bridge at Port Lympne

4.1.13   In addition to the main group of huts there are several assets within the immediate vicinity including concrete bunkers (**31**) to the north of the main hut group and two wheel-washes or former weigh bridges, also concrete (**Plate 6**). At least eight air-raid shelters or bunkers (**31**) survive on or close to the huts. These appear to be earth covered structures with concrete entrances (**Plate 5**). The construction of the shelters beneath the earth and the general condition of the structures was not ascertained during the site visit due to access constraints and safety concerns. Externally the shelters appear in good repair as there is no sign of collapse. A bulk fuel installation mentioned on the KHER (**38**), to the south, was not inspected during the site-visit due to access constraints. The wheel washes/weigh bridges are of later date and relate to the animal park and the 2001 foot and mouth outbreak.

Plate 7: Lympne Airfield 1940 (Google Earth)

4.1.14 Ruins of further structures are still visible on Google Earth imaging and these likely relate to the structures either under construction or partially demolished shown on the 1940s aerial photography (**Plate 7**).

Assessment of Significance

4.1.15 The huts and other structures appear to have been built between 1939 and 1940, with construction possibly continuing beyond this, based on historic mapping and aerial photography. They appear to be of a standardised design common in the WWII period and were likely never meant as permanent structures. The huts and other structures are likely to have been constructed to accommodate the greater activity at Lympne Airfield during this period.

4.1.16 During WWII Lympne Airfield played a key role. Initially it was a base for the naval air-arm and at this time it was named HMS Daedalus II. By 1940 it had been passed back to the RAF who were responsible for the site pre-WWII. The base only became fully operational as an RAF airfield in 1941, which may relate to the expansion activity represented by the surviving huts west of Otterpool Lane. In 1941, the airfield was to be the landing place for the planes participating in a planned kidnap of Hitler. However, the plot failed due to misinformation. Lympne was part of Operation Jubilee (code named for the Dieppe Raid), Operation Overlord, D-Day, Operation Diver, and the defence of Britain in the air throughout the war (Exploring Kent's Past, no date). Towards the end of the war the squadrons began to relocate to other bases and the airfield was downgraded to emergency landings only. In 1946 the base was handed over to the Ministry of Civil Aviation.

4.1.17 The huts which survive at Port Lympne date to the period of highest operational capacity for the airfield during WWII and are some of the last survivals from this period. They provide evidential value of building techniques and styles during WWII and are evidence of the former airfield which has now been largely lost beneath modern

development. Communal and historic values are identified relating to the local area as reminders of the strong military heritage within the area dating from Roman and Napoleonic times (**SM2-5**) to the modern period, spanning both the world wars. They are also historic evidence of the now largely lost airfield and its importance to the national defence effort during WWII.

4.1.18 Aesthetically, the huts and other structures present a moderate level of survival for original features and construction. They are not the finest examples of the type but still maintain most of their original character both individually and as a group. The structures still form a readable military complex within the landscape.

Recommendations

4.1.19 The huts west of Otterpool Lane are of value to the area based on their links to a key period within the history of an airfield of national importance during WWII and their group value with other structures, including the Pickett Hamilton Fort. They represent some of the last evidence of the RAF airfield within the area but are built to a standard design, finding parallels at Shorncliffe Barracks, Folkestone, Fort Halstead and other military sites in Kent. As such they are **not recommended** as likely to meet the listing screening criteria.

Battle HQ and Bunker/Shelter (28)

4.1.20 The Battle HQ and Shelter are recorded on the KHER (**28**) but were not able to be inspected during the site visit due to access constraints. The two structures are located approximately 500m to the north of the hut group (**WS14**) in an area currently used as arable land and which was formerly at the north-western edge of the airfield. The air raid shelter/bunker is located just to the north of the battle HQ on a former field boundary.

Plate 8: The Battle HQ (from Derelict Places 2014)

4.1.21 The Battle HQ comprises an underground structure which is evidenced above ground by a flat concrete hatch and a set of concrete steps surrounded by a metal guard rail on three sides (**Plate 8**). Internet sources indicate that the structure below ground is constructed of red brick with wooden fittings and that the internal condition of the structure is moderate to good (Derelict Places 2014).

4.1.22 The air raid shelter or bunker is of similar construction to those seen to the south which form part of the hut group (**31**). The structure has a concrete entrance way and is covered by earth (**Plate 9**). The interior condition or survival is not known but there are no visible signs of degradation externally.

Plate 9: Image of bunker/shelter of the Battle HQ (Derelict Places 2014)

Assessment of Significance

4.1.23 It is unclear when the Battle HQ and shelter were constructed as they do not appear on OS mapping and is not clearly distinguishable on the 1940s aerial photography images. However, it is likely that these two structures would have been constructed around 1940/1941 during the expansion phase of the base to accommodate its more significant role in the war effort. Firm dating of these assets could likely be achieved through further research.

4.1.24 Battle HQs were designed to provide a safe place for the base commander to direct defence and reduce the risk of attach by hostile forces both from above and at ground level. The HQ at Lympne appears to be consistent with the Type 11008/41 design which was the most typical for this type of structure. The siting of the Battle HQ was usually left to the discretion of the local area Defence Commander, the only traceable official 'advice' suggested locating them near hedges or buildings "to aid concealment" (Pillbox Study Group 2017). Following this advice, the Battle HQ at Lympne was situated on the edge of a small wood known as Little Tory Wood which has now been lost, stranding the HQ in the centre of a field. Due to the loss of the wood, the Battle HQ structure has lost its original 'concealed' setting.

4.1.25 The links between these structures and Lympne Airfield add to their significance for reasons previously discussed related to the significance of the airfield during WWII. Additionally, they form part of a wider group of assets across the site related to the defence of Britain during the war and to the airfield at Lympne specifically. However, this group value is reduced by the lack of tangible infrastructure or visual links between the assets across the Site.

4.1.26 These structures offer evidential value of standardised military construction from WWII and of the spread of activities and structures associated with Lympne airfield across the landscape. They offer communal and historic value to the local area as reminders of the military heritage of the area dating back to the Conquest and earlier and spanning both the world wars. They are also historic evidence of the now largely lost airfield and its importance to the national defence effort during WWII. Aesthetically, these structures have limited value as they are largely below ground.

Recommendations

4.1.27 The Battle HQ **is recommended** as likely to meet the listing screening criteria due to its relationship with key period of national military history and a key development phase of the airbase at Lympne. In addition, it is well-preserved and forms part of a group with the remains to the south, west of Otterpool Lane. The air-raid shelter is common to other bases and military installations of WWII date and is therefore **not recommended** as likely to meet the listing screening criteria.

Munitions Store (WS20)

4.1.28 In the 1940s aerial photography (AP) (Google Earth) a small complex of structures and access tracks can be seen to the south of the Ashford Road close to the present Red House Farm (Zetica 2017). The complex comprised a small collection of 4-8 huts, hangers, and Nissen huts close to the Ashford Road, an access track running south and a further two access track providing access to the munitions huts. At this time the five munitions huts were located around 220m south of the Ashford Road (**Plate 10**).

Plate 10: Possible munitions store on 1940s aerial photograph (Google Earth)

4.1.29 The munitions store has been largely lost and the original layout was no longer extant prior to the 1960s. However, some structures may survive or have been re-used in the vicinity. One of these is a Nissen hut which has been relocated close to a small modern cottage on Red House Farm 70m south of the Ashford Road (**Plate 11**). A further two structures have been identified as possible reused WWII huts, these are two workshop buildings on the Benham Business Park (**Plate 12**). These two structures are consistent in style and fabric with other military buildings of this period found on the Site and are present on the 1960s aerial photos (Google Earth) and OS maps in their present positions.

Plate 11: Re-used Nissen hut visible from the Ashford Road at Red House Farm.

Plate 12: Possible re-used WWII hut on Benham Business Park.

4.1.30　Possible survivals of the WWII munitions store are two structures located close to the entrance of the business park, 30m to the south of Ashford Road. These comprise a small hut built of corrugated material on a metal frame with metal windows and modern alterations to the door, and a low red brick building which has some evidence of a corrugated roof and surviving metal framed windows (**Plate 13**).

4.1.31　These two structures match the locations and plans of original structures relating to the munitions store on the 1940s Air Photo image. The brick structure is also consistent with the style and character of military structures within the Site.

Plate 13: Two of the possible surviving structures from the WWII munitions store.

Plate 14: Google Earth image showing possible retained and re-used structures from the munitions store.

4.1.32 The image above (**Plate 14**) shows a Google Earth image on which the probable surviving structures are marked in yellow, the relocated Nissen hut in blue, and the possible re-used and relocated military huts in pink. Some further investigation is recommended to establish if these possible survivals and re-used structures are indeed military in origin.

Assessment of Significance

4.1.33 The munitions store (**WS20**) is first recorded on the 1940s aerial photo image from Google Earth and it is likely that is was constructed shortly before this time as the period between 1939 and 1941 was a period of expansion for the base at Lympne Airfield. The store is not shown on the 1938-40 OS map, though this does not mean it was not under construction during this period and simply not mapped.

4.1.34 The munitions store is likely linked to the RAF base at Lympne Airfield. The store would have been deliberately sited away from the airfield to minimise catastrophic damage should the store be targeted and the huts were similarly dispersed to minimise risk.

4.1.35 This type of above ground storage depot was a result of the RAF being underprepared for the storage and distribution of munitions during WWII. Thus, they resorted to over-ground storage where previously below ground storage had been preferred. There are also records of the pressure of underground storage increasing the damage done when these stores exploded under bombing or accidental mishap. The use of Nissen huts during WWII was common and the example here isn't in its original location (Brown 1995).

4.1.36   Though some of the structures are clearly survivals from WWII, they are of common types and have been modified to varying degrees. It is clear that at least one has been relocated for reuse and later introductions have impacted the rest of the group altering their setting. Due to the poor state of repair of these structures, their adaptation and relocation, and the commonality of Nissen huts, there is little evidential or aesthetic value present in these assets. The structures do provide historic value as remnants of the extent to which the landscape was modified by the military during WWII. They also provide a link for the community to the memories of this period, adding communal value.

Recommendations

4.1.37   The munitions store and associated surviving structures (**WS20**) are **not recommended** as likely to meet the listing screening criteria due to their loss of setting and context and their generally poor condition.

Pillboxes

4.1.38   There are six Pillboxes (excluding the two Pickett Hamilton Forts) within the site boundary (**BH47, BH43, BH44, BH45, BH46, BH42**). At least two of these six are no longer extant (**BH47, BH43**) as they have been removed by development within the Link Park/Lympne Industrial Estate. At the time of the site visit it was not possible to confirm the presence of the remaining four assets due to access constraints. A further two (**BH46 and BH45**) are not visible on aerial photography and are assumed to be lost. **BH42** is possibly located within a stand of trees close to the Aldington Road through no remains were noted during the site visit and **BH44** may be extant to the northeast of the Link Park industrial estate (**Plate 15**).

*Plate 15: Pillbox to the northeast of Link Park Industrial Estate (**BH44**) (Google Earth).*

Assessment of Significance

4.1.39   The pillboxes at Lympne represent a key line of defence for the airfield and are some of the last remaining upstanding elements of the RAF base from WWII. They are significant as part of Lympne Airfield.

Recommendations

4.1.40   The remaining pillboxes are **not recommended** as likely to meet the listing screening criteria due to their common type and lack of evidence for survival.

Auxiliary Unit Operations Base (4)

4.1.41 The Auxiliary Unit Operations Base (**4**) is located at the western boundary of the site on the edge of Harringe Brooks Wood. The structure's shape and design is unknown as the building is concealed in a dense wood and is covered in vegetation. What could be seen indicated that the Auxiliary Unit Operations Base was constructed out of concrete and corrugated metal sheeting (**Plate 16 and 17**). Internal access was not attempted due to the derelict and unstable nature of the structure posing a safety risk.

Plate 16: Concrete roof of Auxiliary Unit Operations Base looking north.

Plate 17: Showing concrete entrance to Auxiliary Unit Operations Base looking west.

4.1.42 Due to the lack of access and visibility the Defence of Britain Project (ADS 2017) was consulted for any reference to the structure. The project reports that the Auxiliary Unit Operations Base was originally constructed out of brick, concrete and corrugated iron (**Plate 16,17 and 18**). The project notes that these types of structures were not usually of standardised design due to local construction and regional variation.
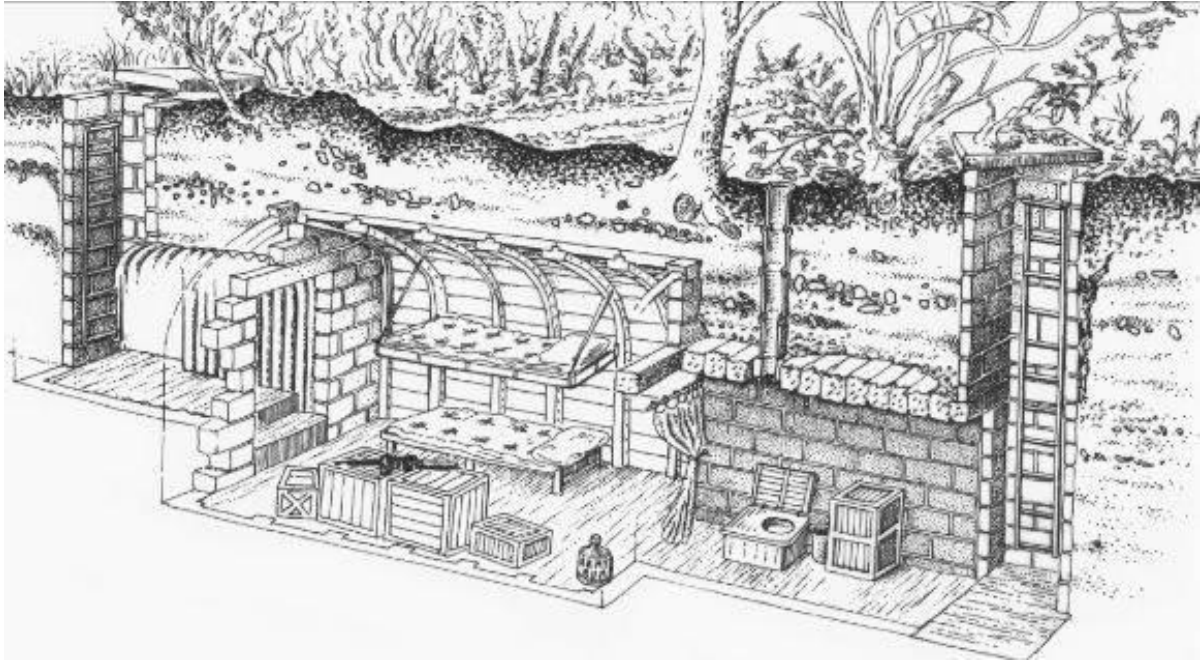
Plate 18: Example of Auxiliary Unit Operations Base, Lincolnshire. (British Resistance Archive 2014)

Assessment of Significance

4.1.43   These 'bases' were designed to be used as a base for resistance in case of invasion. Though many in Kent appear to have been constructed with siege in mind as many have early warning outposts several hundred yards away. By the end of 1940 about 300 hideouts were already in use around the country, and another 61 were ready by the spring of 1941. There were some 534 by the end of that year, and although no later figures are available, upwards of a thousand existed at the time that the Auxiliary Units patrols were disbanded. No two were identical, but most were eventually made large enough to house six or seven men in reasonable comfort (British Resistance Archive 2014).

4.1.44   These structures provide historic and evidential value of the real threat of invasion during WWII along the south coast and other key areas. There is also communal value in the link to the military history of the area and a more direct link to the involvement of residents in the plans to defend the country and resist in case of invasion.

Recommendations

4.1.45   The Auxiliary Unit Operations Base was identified during the stage two site visit and appears to be extant, although internal condition of the asset is not known. This asset is presently **not recommended** as likely to meet the listing screening criteria as it is not an uncommon WWII building, it's visual appearance and condition is obscured by dense wood, it was not used for its intended purpose and its original setting has been lost to modern farming.

Other assets associated with the airfield

Runway (**39**)

4.1.46   The runway at Lympne Airfield survives partially as a cropmark and partially as a tarmacked area in the southeast corner of the airfield. The northwest section has been lost to modern development at the Link Park Industrial Estate. It is considered that this runway relates to later activity relating to civil aviation use of the airfield as it is not shown on early aerial photographs and during its operational phase as an RAF base the airfield had only a grass landing strip.

Recommendations

4.1.47 This asset is **not recommended** as being likely to meet the listing screening criteria. Though the runway is evocative of the airfield it has no historic links to the military history and is common to smaller commercial airfields in the 20th Century. In addition little survives of the runway.

Aircraft Dispersal Pen (40)

4.1.48 The site of an aircraft dispersal pen is in the south of the airfield area and does not survive as above ground remains. However, a cropmark on Google Earth images may indicate its location and below ground remains.

Recommendations

4.1.49 This asset is **not recommended** as being likely to meet the listing screening criteria as it does not survive in any above ground form and is preserved in record by the HER entry.

Machine gun range (37)

4.1.50 The machine gun range survives in the southeast corner of the airfield site as a concrete track from the Aldington Road leading to a small area of concrete paving. There is also some rubble, in woodland close to the Aldington Road, which may represent part of this asset which has now been lost.

Recommendations

4.1.51 This asset is **not recommended** as being likely to meet the listing screening criteria. Although this asset formed part of the RAF base at Lympne during the 1940s it is not a survival of sufficient quality to warrant listing.

Possible Military Building and Warehouses at Westenhanger (WS19)

4.1.52 To the south of Westenhanger Village, on Stone Street, is a small industrial estate which contains one building of potential historic interest (**WS19**). This is a two-storied brick structure which has been painted white and has a modern composite tile roof. The structure has a brick chimney approximately central to the structure and slightly staggered on the eastern side of the roof (**Plate 19**).

Plate 19: Possible WWII or interwar structure south of Westenhanger village, looking west.

4.1.53 Two windows on the first floor, at the south of the east facing elevation, at part dormered and are characteristic of the interwar/war period (**Plate 20**). The remaining windows along the first floor are smaller than those to the south and of a slightly different character. On the ground floor, the windows are small and consistent across

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the eastern elevation. The windows on the southern elevation are consistent with those on the eastern elevation. There are two doorways in the eastern elevation of the building, the second of which appears to be a modern insertion.

Plate 20: Possible WWII or interwar structure south of Westenhanger village, looking north-west (Google Street View).

4.1.54   It seems likely that this is an earlier 20th Century building which has undergone later alterations for conversion to domestic and then commercial use. The associated structures appear to be much later in date based on map regression data. Map regression shows the white building was built before 1931 but after 1908 and that the large warehouses behind it were re-built in the 1970s into their present configuration.

Assessment of Significance

4.1.55   This building was constructed pre-1931 and likely dates to the interwar period. Based on the architectural style and construction period it seems likely that this building was associated with activity at Lympne Airfield to the south-west and is marked as a 'depot' on some early mapping. It therefore represents a civil-structure which may have had a military role for the duration of WWII.

4.1.56   Aside from it's possible early date the structure offers little value, largely due to the modern loss of its original accompanying structures and warehouses which would have provided a significant group value to the structure and its surroundings. The structure does offer local historic significance through its telling of the wide spread military history of the area but this significance is limited due to the lack of related structures or documentary evidence relating the structure to the wider area.

Recommendations

4.1.57   This asset (**WS19**) is **not recommended** as being likely to meet the listing screening criteria. This structure is not a remarkable survival and offers little heritage value above its local significance. It also appears that the structure has been adapted several times since its construction making internal survival of features unlikely.

4.2 Farms and Outfarms

4.2.1   There are nine (BH6, BH13, WS10, WS10, BH17, BH24, BH25, BH28, BH32,) non-designated farms or out-farms listed on the KHER within the site (Figure 3) (Table 3).

Table 3 - Summary Table of Farms and Outfarms

Project ID	HER no.	Name	Period	Meets Criteria?	Reason
BH6	MKE88390	Harringe Court	Post Medieval	No	Modern construction and loss of all historic elements of farmstead.
BH13	MKE88408	Barrow Hill Farm	Post Medieval	No	Due to insufficient quality or rarity of design.
WS10		Oast House at Barrow Hill Farm	Late 1800s	Yes	For survival of historic, sufficient rarity and representative of Kentish vernacular tradition
WS10		Barn at Barrow Hill Farm	Post Medieval to Modern	No	Late construction date and greatly altered.
BH17	MKE88412	Farmstead South-East of Railway Cottage	Post Medieval	No	Significantly altered involving removal of earlier buildings. As it is no longer a working farm it has lost its original function.
BH24	MKE88429	Twin Chimney Farm	Post Medieval	Yes	Due to strong survival of early fabric and character in the vernacular style and its potential early date, at least pre-18th century.
BH25	MKE88430	Farmstead South-West of New Inn Green	Post Medieval	Yes	Buildings are in good survival of form and fabric (vernacular style) from an early date (likely pre-18th Century farmhouse), some modernisation has occurred but this does not detract from the rest of the buildings.
BH28	MKE88433	Berwick Manor Farm	Post Medieval	Yes	Good survival of historic fabric even though the property has been altered throughout its history, this has changed its setting, however the farmhouse remains largely intact.
BH32	MKE88441	Hillhurst Farm	Post Medieval	No	Due to the mid-late 19th century alteration to the form of 'polite' architecture common in the area from this period.

Table 3 - Summary Table of Farms and Outfarms

Harringe Court (BH6)

4.2.2   Harringe Court lies at the western edge of the Site and is described as a brick and stone house of probable 15th century date. The current farmhouse has been extensively altered and potentially rebuilt.

4.2.3   The current farmhouse is a two-storey house with a hipped roof, a single large chimney at the south-eastern end on the house, and is rendered and painted cream across the first floor. The house has a small, two-storey, gable ended extension to the south-east and a single storey annex to the northwest, the annex has a hipped roof in similar style. Windows appear to be modern UPVC (**Plate 21**). The outbuildings associated with the farm include a large brick-built barn of 20th century date close to Harringe Lane and steel-framed with sheet walls and roofs further from Harringe Lane.

Plate 21: Harringe Court Farm House, looking north-east (Google Street View 2009)

4.2.4   The first depiction of Harringe Court is on the 1769 Blatt map, the complex is shown as a rectangular/square enclosure with two rectangular buildings along the road with another rectangular one set further back. Here the map denotes the buildings as simply '*Herringe*'. The 1797 OS drawing does depict the farm but not clearly.

4.2.5   The 1840 Sellindge Tithe map depict Harringe Court as a collection of buildings within several land parcels. '*Herringe*' is written across the northern most parcel with an inverted red L-shaped building with a small annex on the northern side. In addition, the barns to the south of the farm house which from multiple yard spaces also reflect this 'L-shape' and a north south aligned barn close to Harringe Lane appears to have an oast or similar on its western side. These structures represent a change in the layout of the farm from the 1769 and 1798 maps but all these structures are now lost. The gardens surrounding the building appear on the map to be ornate and well laid out.

4.2.6   The next time the building is depicted is on the 1871-1883 1:2500 OS map. Here the building is shown as a collection of square, rectangular and irregular shaped buildings with a single separate rectangular building just to the north. No information is given as to the nature or names of the buildings. The building complex is set within an area of grass and trees with a possible orchard or planned tree plantation to the west. A possible pond or lake can be seen close to the row of buildings.

4.2.7   A significant change has occurred by the 1970-74 1:2500 OS map. The original farmhouse has been demolished and a track way and turning circle now lead up to a large rectangular building aligned north-west south-east and much smaller rectangular building on the same alignment to the south-east. The landscape surrounding the altered areas has also changed, the possible pond or lake, trees and orchard are all gone.

4.2.8   Current mapping shows site as a working farm and storage area. The main house is to the north with a turning circle and driveway.

Assessment of Significance

4.2.9   The building complex at Harringe Court has undergone some demolition and rebuilding according to the map regression. The original farmhouse is described on the HER as an L-shaped brick and stone house of probable 15th century date. Cartographic evidence indicates that this was demolished in the late 1960's to early 1970's. The farm buildings have also been redeveloped over the years, some of the courtyard buildings survive that are portrayed on the 1871-1883 1:2500 OS map. The Northern area of buildings appears to be largely retained from 1871, including the point of entry whilst the southern area has been rebuilt with the inclusion of a later butch-barn. One possible survival is an east west aligned barn which lies to the north of the large main barns which dominate the farm today. Further investigation would be required to confirm the age and survival of this structure.

Recommendations

4.2.10 As the farmhouse (**BH6**) is of a 1970's origin it is **not recommended** as being likely to meet the listing screening criteria due to it modern construction date and loss of all historic elements of the farmstead.

Barrow Hill Farm, Oast House, and Barn (WS10) at Barrow Hill Farm (BH13)

4.2.11 These three assets sit within the same farm complex (**BH13**) and shall be discussed together under a group significance.

4.2.12 Barrow Hill Farm **(BH13)** is located to the east of Barrow Hill and is described as a 19th century loose plan multi-yard farmstead. The farm house (**BH13**) is a two-storey structure with a sunken basement floor and rendered in white or light-coloured material across both storeys. The roof is hipped and clad in grey colour tiles. The southern aspect has a projecting annex or porch with a sloping roof and a projecting central covering. Above the annex or porch are three large windows with white frames. The north-western side of the building has thin, rectangular, white framed windows on each of its levels (**Plate 22**). To the rear of the property is a rectangular two-story extension with a gabled ended roof and chimney (**Plate 25**). The lower floor windows are curved at the top and framed in white surrounds (**Plate 22**).

*Plate 22: Barrow Hill Farm (**BH13**) looking north-east*

4.2.13   Immediately to the south-west of the farm house is a derelict, north-west south-east aligned storage building (**Plate 23**) which, at a later date, has been converted to a stable (**Plate 24**) which has an oast house attached (**Plate 25**).

Plate 23: Storage and stables at Barrow Hill Farm

Plate 24: Stables at Barrow Hill Farm

*Plate 25: Oast house at Barrow Hill Farm (**WS10**) looking south-east*

4.2.14   The oast house is circular and is two storeys high. It is constructed of red brick with a possible conical shaped roof clad with grey tiles. The roof at present is covered in vegetation (**Plate 25**). Around the eaves of the oast house is a dentil cornice, also of brick. There are windows or loading doors set within the walls of the building which

are framed in wood and one at least has soldier bricks or a lintel at the base but there's are also obscured with vegetation (**Plate 25**).

4.2.15   Within the interior of the oast house is a possible original floor (**Plate 26**) constructed out of grey regular square cobbles. There is also some survival of flooring on the first floor within the structure (**Plate 27**). There is an internal door leading to the stable area (**Plate 28**), this doorway may have been originally used to gain access to the storage area used in conjunction with the oast house. It is unknown if this door was used when the storage area was converted to a stable.

Plate 26: Floor of oast house at Barrow Hill Farm

Plate 27: Internal floor of oast house at Barrow Hill Farm

Plate 28: Internal door within oast house at Barrow Hill Farm leading to stable

4.2.16   The single storey storage and stable to the east of the oast house is also constructed of red brick with gabled ends and has been divided into two separate rooms, the roof has been lost. There appears to be a narrow chimney on the southeast corner of the structure which may be a later addition (**Plate 25**). By the time of the second site visit this had gone as has the south-eastern gable end (**Plate 23**). The north façade contains two doors and two small windows with arched heads in brick and fittings made of wood. These arches are a later addition or repair to the building as the brick work is different from the rest of the building (**Plate 23**). A large central doorway has been infilled with brick (**Plate 23**). On the south façade, at the western end, the wall has been removed to create an open storage area. Like the oast house, the interior has been painted white, the paint is coming away from the walls to reveal the exposed brick work.

4.2.17 The large barn at Barrow Hill Farm forms the second part of **WS10**. The barn is constructed of yellow London Stock brick with two bands of red brick, one a third of the way up and the other at two thirds of the way up the building. There are windows and doorways along the sides of the building but whether these are original is unknown. The roof is gambled with gabled ends and has been replaced in the 20th century. The roof appears to be made of a corrugated grey material, possibly asbestos (**Plate 29**). The style in the lower section of the barn is like that seen in the railway cottages at Barrow Hill, Sellindge (**WS5**), the Gables East and West (**WS20**) and in Westenhanger Station (**BH3**). The barn (**WS10**) and the Gables East and West (**WS20**) are contemporary, according to cartographic evidence, and may have been influenced by one another style wise or the style may simply reflect the style that had become popular in this area of Kent during the mid-late 19th century.

*Plate 29: Barn at Barrow Hill Farm **(WS10)** looking north-east*

4.2.18 Barrow Hill Farm (**BH13**) is first depicted on the 1840 Sellindge Tithe map, the main building is square and denoted in red. Neither the barn nor the oast house have been built yet. Three rectangular buildings are depicted within the land parcel or courtyard of the farm. The first is where the west and northern boundaries meet (building aligned north-east to south-west), the second is where the northern and eastern boundary's meet (building aligned north-east to south-west). A smaller rectangular building is situated just south of this building.

4.2.19 By the 1871-1883 1:2500 OS map the site has developed into a series of rectangular buildings around a rough courtyard area behind the main house and another courtyard which adjoins it to the north. The main house is square with an annex to the north-east. Immediately to the west of the property is the stable and adjoining oast house. Private gardens are depicted to the south and east of the oast house and farm house, part of which may be an orchard. By the 1898 1.2500 OS map, the large barn has been constructed. A track way and turning circle have also been added leading up to the southern end of the main farm building.

4.2.20 The only change on the 1907 1:2500 OS map is that the track way now leads up to the farm house from the north-west. The next change occurs by the 1931 OS map where several buildings have extended into the courtyard area. A new large rectangular/square building has been added to the northwest of the courtyard complex. This map states that the farm is named '*Burnbrae*'.

4.2.21 The next change that occurs is to the farm house and is shown on the 1938-39 OS map. Here three small protruding annexes can be seen on the south-eastern, entrance, side. The next change to the complex occurs by the 1970-74 1:2500 OS map. Here the courtyard area has altered with the reduction of buildings on the northern end.

4.2.22 The next significant change occurs by the 1986-1991 1:2500 OS map. Here the courtyard has virtually disappeared, only the south-eastern side remains, the rest have been replaced with three large rectangular buildings. The farm is now marked '*Barrow Hill Farm*'. There is little further change, save for the replacement of the remaining courtyard buildings into a large rectangular building by the 2017 Google Map.

Assessment of Significance

4.2.23 Each of the three buildings assessed within this complex is interesting and they add character and significance to one another; therefore, it is wise to consider all three buildings as one group.

4.2.24 The main farm house has change little, according to the cartographic analysis, but as the building was not viewed during the original site visit its unknown how well the original exterior and interior of the property has survived and what features remain. Further investigative work would be required by anyone looking to establish how much of the original building remains.

4.2.25 In the 18th and 19th centuries farms which had houses accessed via a separate driveway or track and had a separate garden were of higher economic and social status than others (Historic England 2015). This was the case from 1898 at Barrow Hill Farm although later remodels resulted in the loss of this feature.

4.2.26 Around 60% of England's oast houses can be found in south-east Kent, the peak of construction occurred between 1860 and 1880. The round kilns were most commonly constructed during the early 19th century to 1920. The early types were 12-14 foot and later kilns were 16-20 foot (Geograph 2009). Oast houses can also be classed under vernacular buildings as they are typical made of local materials (Geograph 2009).

4.2.27 Today oast houses have become desirable as residences and many (approximate 85%) have been converted and the rest (approximately 15%) have been left to decay (Geograph 2009), as can been seen at Barrow Hill Farm. However, this may suggest that the original internal features, such as the kiln or heating floor may be intact. Oast houses are now quite rare and can be valuable assets (Geograph 2009), especially when unrenovated.

4.2.28 The large barn is not overly significant as many barns of this type survive within farm complexes and this barn is not particularly early. In addition, the barn has been altered in recent decades. The only particularly interesting aspect of the barn is its construction material and style which reflects those seen elsewhere. in Barrow Hill, Sellindge.

4.2.29 Overall the farm at Barrow Hill (**BH13**) offers little value due to its large amount or modernisation both to individual structures within the farm and to the structure of the farmstead. However, the oast house at Barrow Hill Farm (**WS10**), and the attached stable, offers historic value as evidence of regional farming practices and the development of farming traditions within the Site. In addition, the oast offers Aesthetic and Evidential value due to its strong survival of original form and character and potential to retain original features which do not survive elsewhere due to redevelopment and renovation.

Recommendations

4.2.30 Whilst the three assets assessed have group value neither the large barn, nor the farmhouse are of sufficient quality or unique design and are **not recommended** as being likely to meet the listing screening criteria. The oast house and stable (**WS10**) **is recommended** as being likely to meet the listing screening criteria based on its

age, architectural quality, survival of internal features and its evidential value of regional Kentish character.

Farmstead South-East of Railway Cottage (BH17)

4.2.31   On the eastern edge of Barrow Hill, Sellindge is a dispersed farmstead (**BH17**) which is recorded as being of 19th century date. Due to the nature of the original survey it was not possibly to access the farmstead and assess to what extent the original features survive internally and externally.

4.2.32   The farm house is an amalgamation of two structures, the original building to the south is square in shape with two rear facing wings and a brown tiled hipped roof. Two rear annexes can be seen, the southern is a conservatory and the northern is a hipped roof building. These sit within a large asphalt yard area. The later connected building to the north has a brown tile hipped roof with dormer windows and a sloping extension to the east at the southern end (Google Maps 2017). The southern building is two-storeys with white painted bricks (**Plate 30**). The front façade (southern building) has five windows and a central entrance way with a white painted brick porch with an arch and projecting key stone with a sloping brown tiled roof above. The windows are modern and rectangular with white plastic frames, the two-ground floor windows are both bayed while the top three windows are flushed to the façade. On the first floor, two windows mirror the bay windows position while a smaller window is positioned above the porch (**Plate 30**). The northern building could not be seen during either of the two site visits.

*Plate 30: Farmstead South-East of Railway Cottage (**BH17**) looking east*

4.2.33 The first depiction of buildings on this site occurs on the 1898 1:2500 OS map. The map shows the farm house as a rectangular structure with a porch to the west and an annex at the northern end of the eastern side. The only change on the 1907 1:2500 OS map is that an annex has been added to the eastern end of the L-shaped building, a further small inverted L-shaped structure has been constructed to the south of this building. By the 1938-39 1:2500 OS map this new building has become a rectangle and the farmstead has become a loose plan farm.

4.2.34 A dramatic change has occurred to the farm by the 1970-74 1:2500 OS map, the form of the farm, however, seems to remain loose but with the creation of multiple yards. The building on the east side has been demolished or amalgamated into a large square structure. Two outbuildings have been constructed south of this replacing the rectangular outbuilding. The building to the west has now had a large extension built on it on the northern end, this makes the structure rectangular. A small northern annex has been adjoined to the original annex on the eastern side. Overall these changes have resulted in the farm shifting to a loose multi-yard farmstead. The building is now called '*The Mount*'. The building has lost its porch and the northern annex. A new annex (conservatory) has been place just south of the remining annex. The large square structure has been demolished.

Assessment of Significance

4.2.35 This farmstead developed after 1883 and was a small-scale development which changed regularly across its history and is now no longer in use as a working farm. It is likely that this asset would offer little value to the local corpus of farms and built assets due to it development history and late date. However, the farm does date to the period of highest development within Barrow Hill, Sellindge and offers evidence of the expansion of the settlement from Grove Bridge out to Humble Bee.

Recommendations

4.2.36 This asset is **not recommended** as being likely to meet the listing screening criteria. The farm house at '*The Mount*' (**BH17**) does not appear to be of interest or outstanding quality and has lost its original function.

Twin Chimneys Farm (BH24)

4.2.37 Twin Chimney Farm (**BH24**) lies to the south of Westenhanger Village close to Stone Street and is described by the KHER as a 19th century loose-courtyard farmstead with buildings to one side.

Plate 31: Twin Chimney Cottage looking east (Google Street View 2009)

4.2.38   The farm house structure is two-stories and is constructed of ragstone with red brick quoins. The roof is red tiled and is hipped to the east and has a catslide to the north and west with a white wooden dormer window set into the western pitch (**Plate 31**). The house has three chimneys which are built of red brick and are tall and narrow in character. There is a porch facing north with white framed windows and surrounds, with a red tiled roof (**Plate 31**).

4.2.39   The farm is shown on the 1797 OS drawing as two buildings adjacent to a lane joining Stone Street to Ashford Road. Little further detail is available on this map. The same is also true of the 1842 Saltwood Tithe map which shows the farm as a small enclosed area containing two structures, it is labelled '*Tin Chimneys*'. The lane which joined Stone Street and Ashford Road has now been lost but is represented in the field boundary to the north of the farm. The farm may be marked on the 1769 Blatt map but the area is obscured by boundary lines.

4.2.40   The 1871-1883 1:2500 OS map shows the farm house to the west and a secondary building complex to the east, which is likely the barns mentioned on the KHER. The farm house is divided into three connected structures, the western most of which is either square or circular and the two eastern buildings are rectangular. The map shows the building as '*Tin Chimney Farm*'.

4.2.41   The first change occurs by the 1898-1899 OS map where the farm house has lost the western annex leaving a single structure with a divide or two adjoining buildings. A well is also marked next to the farm house. By the 1907 1:2500 OS map a rectangular building has been added north of the farm house which may be a well house. By the 1931 OS map the building complex to the east has been removed.

4.2.42   By the 1970-74 1:2500 OS map the northern well house has been removed as has the well. A square building has been added to the north-west of the parcel of land, this is the garage which can still be seen today. The farm has also been renamed as '*Twin Chimneys*'. From this time until the present 2017 Google maps no change has occurred on site.

Assessment of Significance

4.2.43   The original farm building was constructed pre-1797 and may be obscured on the 1769 Blatt map. The shape and size of the building has changed little since the 1898-1899 OS map. The exterior of the property also appears to have changed little and retains much of its original character. The original function of the cottage was as a small farm, this appears to have changed by the 1931 OS map as the outbuildings, which were presumably used for agricultural purposes were demolished.

4.2.44   Farms such as Twin Chimneys Farm were uncommon in this region as it was small and isolated compared to the contemporary farms in the area. These larger farms have survived and remain as working farms whereas Twin Chimneys has not. This may be due to modern farming techniques and the inability for the owners or tenant farmers to adapt. It is interesting to note that the farm remains set in its original agricultural landscape where as other farms set off the roads, either still functional or adapted to residential use, have been enveloped by the growing villages that have sprung up along the roads.

4.2.45   There is the possibility that the farm started off as an out-farm with a worker's cottage. Some out-farms even evolved to become the main farmsteads (Historic England 2015). These out-farms and their associated barns, present at the end of the 19th century, have often been lost in the landscape due to economic and technological changes within the agricultural industry. This is possibly why the farm has been converted to residential usage and the outbuilding have been demolished. On the earliest OS map, (1871-1883 1.2500), a track way is shown leading from Hillhurst

Farm to Twin Chimneys, this is the possible original farm that Twin Chimneys was associated with.

4.2.46 Twin Chimneys Farm demonstrates value through its potential early date which may even be Medieval in origin and its strong survival of external character and fabric which offers aesthetic as well as evidential value. The farm, although much reduced, also offers historic interest as part of the agricultural history of the region which is characterised by dispersed settlement and farmsteads.

4.2.47 The farm is clearly in the local vernacular and retains many original features, it has possibly been altered over time based on map evidence, and further investigation of the property would likely reveal this development history. The farm retains the character of its original rural setting as settlement expansion at Westenhanger has been limited around the house. However, the enclosed landscape which formed the primary agricultural context of this house has been lost to modern commercial farming techniques.

Recommendations

4.2.48 This asset (**BH24**) **is recommended** as being likely to meet the listing screening criteria due to its strong survival of early fabric and character in the vernacular style and its potential early date, pre-18th century.

Farmstead south-west of Newingreen (BH25)

4.2.49 Newingreen Farm, also known as Stone Court, forms an enclosed complex of redbrick and straight tile buildings with hipped roofs, on an internalised courtyard plan. The roofs of the entrance buildings sport cupolas with weathervanes and the character of the complex and nucleated layout supports a 19th century date.

Plate 32: Newingreen Farm (view south)

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Plate 33: Newingreen Farm (view south)

4.2.50 The complex of buildings takes the form of a full regular courtyard plan with ranges forming the north, east, and south sides, and the farmhouse which forms the west side of the group (**Plate 32**). Structures within the ranges include a small barn or stable, a granary and threshing barn, shelter sheds along the eastern range including an ornamental gateway entrance into the yard (**Plate 33**), and further shelter sheds or cattle sheds along the northern range. A large iron sign, characteristic in Sussex and Kent, is located on the verge adjacent to Stone Street to the east of the farm complex. The sign once bore the name of the farm (New Inn Green Farm) but is badly degraded and most of the lettering has now been lost.

4.2.51 The granary and threshing barn have been renovated for domestic occupation but still displays much of its original character and evidence of original features externally. The threshing barn is built of brick with hung tiles covering the upper storey, the roof is tiled and displays a half hip roof characteristic of the local style (**Plate 33**). The loading door for the grain store is still evident on the eastern end of the barn. Attached to the threshing barn, the smaller barn has also been renovated for domestic occupation it retains much of its external character. The ranges of shelter sheds to east and north are all red brick with tile roofs, those on the eastern range are divided centrally by the main entrance to the yard. The shelter sheds to the east of the complex, along Stone Street, also feature two white cupolas constructed out of wood, with tiled roofs, and surmounted by weather vanes. The southern of the two eastern shelter sheds also contains the ornamental entrance gate to the yard. The farmyard itself has now been subdivided to accommodate several domestic properties in the barns and original farmhouse utilising the space.

4.2.52 The farm house is a large structure which appears to be constructed of brick covered by render and timbering in the Neo-Tudor style, the roof is tile and the house has several chimneys, also of brick (**Plate 32**). The farm house appears to comprise an original central structure which has been added to and annexed in all directions over the years. This has resulted in a large complex of varying rooflines and varied character which would require further assessment. There is a red brick porch with a brown tiled hipped roof. There are bay windows on either side and two upper windows, one slightly to the left of the porch and a second beyond. The extension to the south side of the complex is one floor with a white painted wooden Dormer attic window and

two chimneys in its brown tiled hipped roof which is similar in style and colour to the main building. There are timber-sets in dark wood between the roof and above the single bay window (**Plate 32**).

4.2.53 The first depiction of Newingreen Farm occurs on the 1769 Blatt map, here the map shows an open courtyard farm comprising two structures with the name '*New inn Green*'. The farm sits on a small lane which joins the Ashford Road to Stone Street with the courtyard open to both. However, the accuracy of this early map is questionable making it a poor source for the early layout of the farm. The farm can also be seen on the 1797 OS drawing but little detail can be discerned. The settlement or possibly the farm is now marked as '*New Inn Green*'.

4.2.54 A more detailed representation of the farm is provided by the 1841 Lympne Tithe map, where the main building is highlighted in red as a square building with a recess in the southern corner. Adjoining this building is a series of buildings which form a reverse L shape, one arm runs along Stone Street. Opposite and almost a mirror image of the L shaped range lies another series of buildings. These two L shapes form a courtyard area with a rectangular building off to the north-east and a smaller rectangular building to the west of the main building. The map denotes site as '*New Inn Green Farm*'. Further investigation would be required to establish if the large barn forming the southern range of the complex is the same as that shown on the 1769 map but it seems likely that the farm was rebuilt in the late 18th/early-19th century to a more modern design and plan.

4.2.55 A change occurs to the south-west range on the 1898 1:2500 OS map, an extra rectangular building has been added to the north-west end with a small square annex added on to the south-east side. Another change has occurred by the 1907 1:2500 OS map, the south-western range has lost part of its south-west side leaving a space between the southern L and northern rectangular building. A possible garden is now depicted to the north-west of the main building. This map now denotes site as '*Newingreen Farm*'.

4.2.56 The next change to occur on site has happened by the 1970-74 OS map, here the main building has been extended southwards. The next change to happen occurs by the 1938 OS map as the south-western range is complete again and a large rectangular building has been adjoined to it. There is very little change between the 1970-74 OS map and the 2017 Google maps.

Assessment of Significance

4.2.57 The farm is listed on the 1851 census as being occupied by the Baker family and at least five permanent hands and three temporary or visiting workers (Kent Archaeological Society 2013). However, in 1810 the Kentish Weekly Post advertised '*…Mart, London, oa Wednesday the 29th day of August 1810, at twelve o'clock at noon. A Valuable FREEHOLD ESTATE, called New Inn Green Farm, situated in the parishes of Lympne and Standford, in the county Kent, consisting of very neat and substantial brick and tiled Dwelling House...*' (Find My Past 2017). This may relate to the whole or part of the present farm complex but does demonstrate that there was a farm in some form on the site from at least this time.

4.2.58 The complex of farm buildings demonstrates a large degree of survival from the 1841 Lympne Tithe Map, into the present day. Although some of the buildings which form part of the original courtyard plan have been renovated for domestic use this has been sensitively achieved and does not detract from the reading of the overall character of the complex. This can also be said of the individual buildings which have been subject to modern redevelopment. As such these buildings offer group value as a readable complex of agricultural structures dating to the early to mid-18th-19th century and demonstrate a high degree of external architectural quality and survival. The surviving

courtyard plan of the farm is also characteristic of the region with this type most commonly comprised of linked ranges of buildings built in uniform materials and style (Historic England 2014a). The Tithe map of 1841, shows the farm as having been representative of the isolated nature characteristic of Kent farmsteads (Historic England 2014a) which has since been encroached upon by the modern spread of settlement along Stone Street from Lympne and Newingreen. Further investigation would be required to establish if the large barn forming the southern range of the complex is the same as that shown on the 1769 map but it seems likely that the farm was rebuilt in the late 18th/early-19th century to a more modern design and plan.

4.2.59 Due to the nature of the Stage 1 survey it was not possible to access any of the buildings which make up the farm complex internally and so assessing survival of internal features or the possible presence of innovative technology, internal fixtures, or alterations was not possible. However, the thrashing barn/granary did come on the property market in September 2012 on the website Rightmove (2012). This allowed a view of the internal features of the barn/granary from photos on the sale listing. It is clear from these images that the interior of the barn has been altered during renovations and little of the original internal character of the structure can now be seen or understood.

4.2.60 The farm as a complex has historic value at both a local and regional level through its representation of the pattern of isolated farmsteads of an 18th/19th century date which characterises the region. Further, the complex represents the economic and social development of farming nationally as this farm was likely rebuilt as a modern 18th century farm on the site of the earlier yard. This rebuilding was common in this period due to technological improvements and a change in farming styles and technology. Later improvements to the house and ornamentation likely represent the continued improvement of the rural middle and farming classes across the 18th and 19th centuries.

4.2.61 Aesthetic Value is offered through the external survival of character of the complex despite modern reuse and renovation. In addition, the structures all appears to be in local vernacular for the 18th/19th centuries and are good examples of the local style. The farm complex has strong group aesthetic value as the renovations have been sensitively achieved and the complex remains readable to its original form and intent.

4.2.62 There is potential for the evidential value of the complex to be increased should further investigation yield evidence of fixtures or technology which relate to the developments in farming occurring the mid-18th century when the farm was likely constructed. The farm already offers evidence of farming vernacular in mid-18th to 19th centuries and spread of this type of farm from the Romney Marsh areas through Lympne and into the wider area.

Recommendations

4.2.63 This group of assets (**BH25**) **is recommended** as being likely to meet the listing screening criteria based on their demonstration of a good survival of form and fabric from an early date with evidence of contributions from later alterations. In addition, they strongly represent the local style and character for the period. There is also a possibility for survival of fixtures and alterations representing technological advance within farming in the 18th/19th centuries, the granary in the threshing-barn may represent this.

Berwick Manor Farm (BH28)

4.2.64 Berwick Manor Farm lies to the south of the Grade II Berwick House (**LB29**) and is historically associated with the small hamlet and manor of '*Berewick*' (Bristow 1799). The farm is 19th century.

Plate 34: Berwick Manor Farm looking east

4.2.65   It is a two storey house set back from the road by a lawn. The aspect closest to the road is constructed out of a mix of red brick with four windows, three on the ground floor and one on the first floor. Each window is large and sashed (**Plate 34**). The building is rectangular, in line with the road, with three projecting annexes to the rear, the northern most one is the largest. On the southern side is a projecting porch and two upper windows. The roof is hipped and covered in brown tiles, two sets of chimneys can be seen (**Plate 34**). A ragstone wall encloses part of the garden to the south of the house.

4.2.66   The western façade shows that the farm has undergone a large amount of alteration over its history (**Plate 34)**. Around the base of the structure ragstone coursing survives to the lintels of the ground floor windows, across the frontage the ragstone shows several areas of brick infill which likely represent former doors or other alterations. Above the north and south ground floor windows are two blocked windows which may relate to window tax given that this façade faces the road. The brick within the infilled areas appears to be different to that seen elsewhere on the property. Halfway up the first-floor level the bricks also change to a different character perhaps indicting a rise in the roofline at some point.

4.2.67   Berwick Manor Farm is first depicted on the 1769 Blatt map. Only one property is depicted within a large rectangular enclosure with an L shape and rectangular building along the road and another rectangular building set further back. The enclosure is simply called '*Beyrick*'. It is reasonable to assume that the depiction refers to the Berwick Manor Farm as it is a larger complex than the other two buildings within this area that share the same name, though the detail and accuracy of the map is lacking. The same complex can be seen on the 1797 OS drawing but it is unclear.

4.2.68   A much clearer representation of the Berwick Manor Farm can be seen on the Lympne Tithe map of 1841. The main house is depicted in red and is rectangular, north-east south-west aligned, in shape with annexes to the south-east and another annex to the south-west. The main farm complex is to the south-west of this and is comprised or a series of rectangular and square buildings around a loose courtyard. To the south-east of the courtyard are at least two rectangular outbuildings. The map denoted the farm as simply '*Barwick*'.

4.2.69 Little has changed on site by the first OS map of 1871-1883 1:2500. However, the site now appears to be one land parcel divided up with a well near the main house and a possible pond. The next change to this building complex occurs by the 1898-99 OS map, here more rectangular buildings have been added to the courtyard and a U-shaped driveway leads up to the middle of the north-west side of the main building where a porch can be seen. By the 1907 1:2500 OS map the pond is no longer shown and the complex is now known as '*Berwick Manor*'.

4.2.70 The 1938-39 1:2500 OS map shows the first dramatic change to site. The main building has been altered, the south-west annex has been demolished as has the porch and track way. The loose courtyard to the south-west has been altered to a more enclosed smaller courtyard.

4.2.71 The next change to occur on site in seen on the 1970-74 1:2500 OS map. The farm to the south-west of the main building has been expanded and contains Berwick Farm Cottages. The Manor now appears separate from the farm complex. By the 1990 OS map the farm next to the Manor has changed by the demolition of most of the structures which have been replaced by large square and rectangular buildings. The Manor house remains the same. There has been no change to the manor house or farm from this date according to 2017 Google maps.

Assessment of Significance

4.2.72 The first definite depiction of this property was on the 1841 Lympne Tithe map, the property and outbuildings are well established suggesting an early date for construction. It is likely that the farm is the building show on the 1769 and 1798 maps. The main farm building changes little until the 1938-39 1:2500 OS map where the alterations to the building remain until the 2017 Google map. The changes to the Manor include the removal of the front entrance way along the north-west side and the construction and demolition of annexes along the south-west and south-east sided. Within this the main building remains largely intact throughout the map regression evidence. Even though the building has been altered throughout the years it still retains its historical core and the alterations add to rather than detract from the history of the property.

4.2.73 The original function of the building was a farm house. It is unknown when or if this ceased to be but map evidence suggests it to be before the 1970's as this is when the boundary between the house and the farm was created with the agricultural buildings are firmly set in the farm area and not within the grounds of the farm.

4.2.74 Typically, farmhouses that are separate, have their own drive way, and gardens indicate a higher status for these farms (Historic England 2015). The indication of status is also supported by the link to the manor of Berwick as the manor farm and the manor at Westenhanger who owned the manor at Berwick until at least the end of the 18th century (Bristow 1799).

4.2.75 Berwick Manor Farm house offers historic value through its connections to manorial farming and use of the land and its links to the manors of Westenhanger and Berwick. The redevelopment of the house offers evidential value as to the development of higher status farm houses over time and regional developments of style and character within this.

4.2.76 Berwick Manor Farm house as it appears today appears to follow national architectural patterns more closely than the local vernacular. However, further investigation may reveal a vernacular historic core as may be indicted by the ragstone plinth on which the house sits. The Aesthetic value of this asset is linked to this redevelopment and change over time.

Recommendations

4.2.77 It was not possible to access Berwick Manor Farm so assessing survival of internal features or the possible presence of innovative technology, internal fixtures, or alterations was not possible. However, it is clear is that although the property has been altered throughout its history which has changed its setting, the farmhouse remains largely intact. Even without the identification of significant internal survivals and other aspects this building (**BH28**) **is recommended** as being likely to meet the listing screening criteria.

Hillhurst Farm (BH32)

4.2.78 Hillhurst Farm lies in the north-east corner of the site and is described by the KHER as an 19th century regular courtyard farmstead. It is screened from much of the Site by the rise which its name refers to.

Plate 35: Hillhurst Farm

4.2.79 The farmhouse is two-storey and constructed with red brick with a double piled hipped grey slate roof. The windows on each level are modern with white frames and come in varying sizes (**Plate 35**). The complex is still a working farm with large yard-areas to the northeast which are surrounded by outbuildings. The outbuildings are constructed of redbrick with hipped roofs and brown tiles (**Plate 35**).

4.2.80 The first depiction of Hillhurst Farm occurs on the 1769 Blatt map of the area. The map is not particularly detailed but the farm is shown within a rectangular/square enclosure with two rectangular buildings within it. The farm is simply labelled as '*Hill House'*. The farm is later depicted on the 1797 OS drawing but again the depiction is not clear, the farm is named as '*Hill Ho.'*.

4.2.81 On the 1842 Saltwood Tithe map the farm is shown as a farm house within a small garden or orchard with a loose plan farmyard located to the north-west. The farm yard comprises a large L-shaped barn and two smaller buildings. A pond lies to the north of these. The farm is marked as '*Hill House*'. A trackway can just be made out running from Stone Street to the west to Ashford Road in the east.

4.2.82 A more accurate and clear depiction of the farm occurs on the 1871-1883 1:2500 OS map. The map shows the farm house to the south with buildings enclosing three out of the four sides. These include a large square structure to the east and an L shaped building to the south and west, the southern arm has an extension. To the north-west of this are two rectangular outbuildings. To the north of this complex is a series of long rectangular buildings surround a square courtyard. To the west of this is an irregular

shaped building and further west are two long rectangular buildings. The complex is simply called '*Hillhurst*'. The farm has changed extensively from the depiction on the tithe map and it was likely redeveloped in the mid-18th century, between 1842 and 1871 from a loose plan to a regular plan. This redevelopment has resulted in the farm changing from a loose dispersed plan to a regular plan with a regular courtyard plan and an offset farmhouse.

4.2.83 The 1898 1:2500 OS map shows only slight changes to Hillhurst. The furthest buildings to the north have been demolished and an extra building has been constructed in the centre of the courtyard opposite the farm house. The next change to occur is depicted on the 1907 1:2500 OS map where the large courtyard opposite the farm house now has a large building in the south-east area of the yard. By 1908 OS map one of the rectangular structures to the west of the farm house has been demolished or amalgamated into one structure.

4.2.84 The next change occurs by the 1970-74 1:2500 OS map, a large rectangular structure has been added, to the south, of the courtyard area opposite the farm house. Three other buildings have been added north of this complex. The largest, east, is square in shape and denoted as a Sheep Wash, west of this is a recessed square structure and further west is a rectangular building. To the west of the farm house, the remaining rectangular building has been demolished. The site is now known as '*Hillhurst Farm*'.

4.2.85 The only change on the 1973-78 OS map is an additional building has been constructed to the west of the large courtyard. By the 1990 OS map this structure has been demolished. The latest 2017 Google map shows that a long rectangular building has been added to the north-west side of the farm house and a small porch can also be seen on the south-eastern side of the farm house.

Assessment of Significance

4.2.86 The development of a complex of buildings at Hillhurst Farm began pre-1769, but the first clear depiction is provided by the 1842 Saltwood Tithe map. The first OS map of the complex shows that the farm has been completely remodelled during the mid - late 19th Century. It is unclear if any of the structures presently on the farm pre-date this remodelling and it was not possibly to access any of the buildings which make up the farm complex internally and so assessing survival of internal features or the possible presence of innovative technology, internal fixtures, or alterations was not possible.

4.2.87 This 'remodelling' may relate to the estate which owned the farm, likely the Saltwood estate, and developments in agricultural technique and thinking during this period which resulted in many farms being redeveloped across England.

4.2.88 The surviving courtyard plan of the farm is also characteristic of the region with this type most commonly comprised of linked ranges of buildings built in uniform materials and style (Historic England 2014a). As seen elsewhere in the area the farm has remained in an isolated location (Historic England 2014a). Farmsteads divided by footpaths or tracks and sit within an area of large-scale regular enclosed fields, now lost in this case, consistent with 18th/19th century enclosure are typical of the Downlands area in which Stanford, Lympne, and Saltwood are included (Historic England 2014a).

4.2.89 However, initial assessment of the farm shows that though the layout of the farm complex is characteristic of the region, the house appears to be more in the 'polite' architecture of the period, conforming more with national style of redbrick construction than the local vernacular.

4.2.90 This farm offers value as clearly conforming to the typical 'type' for the area and due to its survival as a contemporary set of buildings which maintain some of their original

context though the character has altered. The total redevelopment of the farm in the mid-late 19th century is evidence of the changes of farming technique and thinking during this period and potentially the improving circumstances of the farming classes. This is also evidenced by the style in which the property was built, opting for national fashions rather than the local style. The farm presents a strong survival of its original character and form which adds to both its aesthetic and evidential value.

Recommendations

4.2.91 Hillhurst Farm is **not recommended** as being likely to meet the listing screening criteria due to the mid-late 19th century alteration to the form of 'polite' architecture common in the national corpus from this period. Despite this, the farm complex has worth as a group of complete buildings which relate to one another and its retention would make a valid contribution to the proposed Development.

4.3 Houses

4.3.1 There are nineteen (WS2, WS3, WS15, WS7, WS11, WS13, WS28, WS5, WS27, WS26, WS5, WS25, WS23, WS22, WS29, WS21, WS9, WS12, WS18) houses or cottages that were investigated for listing (Table 4).

Table 4 - Summary Table of Houses Investigated for Listing

Project ID	Name	Period	Meets Criteria?	Reason
WS2	The Lodge	Post Medieval to Modern	No	Late construction date and greatly altered.
WS3	Old Mill Cottage	Post Medieval	No	Due to the property being extensively remodelled and added to over the years despite signs of the survival of possible original fabric within exterior ways.
WS15	Newell Cottage, Aldington Road	Medieval to Post Medieval	No	Greatly altered property with little sign of the survival of original fabric or features despite early construction date.
WS7	Cliff Cottage	Post Medieval to Modern	No	Exterior of the property (or entire property) appears to have been remodelled in the 19th century which has resulted in loss of original features and fabric.
WS11	Humble Bee Hall	1763	No	Large amount of remodelling/ extensions to property has resulted in loss of original fabric and features even though the alterations are in keeping with the buildings character.
WS13	Humble Bee Cottage	Post Medieval	No	Property appears largely unaltered and has an early construction date but the style is common elsewhere.
WS28	Chapel Cottages	1891	No	Similar in style to both **WS5**s and **WS26**. Building style is not sufficiently rare.
WS5	Ivy Cottages	1887	No	Similar in style to other **WS5**, **WS28** and **WS26**. Building style is not sufficiently rare.

Project ID	Name	Period	Meets Criteria?	Reason
WS27	Merlin Cottage	Late 1800s/ Victorian	No	Building displays similar characteristics to others in near vicinity but it is not a unique property.
WS26	Mistletoe and Ottermere Cottages	Late 1800s/ Victorian	No	Similar in style to both **WS5**s and **WS28**. Building style is not sufficiently rare.
WS5	Oak Cottages	1985	No	Similar in style to other **WS5**, **WS28** and WS26.
WS25	St Johns Cottages	Late 1800s/ Victorian	No	Similar in style to **WS23, WS22** and **WS29**. Building style is not sufficiently rare.
WS23	Klondyke Cottages	Late 1800s/ Victorian	No	Similar in style to **WS25, WS22** and **WS29.** Building style is not sufficiently rare.
WS22	Grove bridge House	Late 1800s/ Victorian	No	Similar in style to **WS25, WS23** and **WS29**. Building style is not sufficiently rare.
WS29	Gables East and West	Late 1800s/ Victorian	No	Similar in style to **WS25, WS22** and **WS23**. Building style is not sufficiently rare.
WS21	Bernhurst	Late 1800s/ Victorian	No	Building displays similar characteristics to others in the Kent area but it is not a unique property. Could be considered with others in the Barrow hill, Sellindge area under a group listing.
WS9	Arts and Crafts Cottages	1873	Yes	A row of 3 cottages, to be considered under one listing. Due to the strong positive contribution to Stone Street and represent of local Arts and Craft Movement architecture.
WS12	Rose Cottage – possible site of early cottage	Post Medieval to Modern	No	Not original building
WS18	Harringe Cottages	1898-99	No	Similar in style to both **WS5, WS28** and **WS26**, building style is not sufficiently rare.

The Lodge (WS2)

4.3.2   The Lodge (**WS2**) is a private house located at the southern end of Site, for which access was not provided. Screening also encumbered visual assessment. The property is formed in at least two parts the northern, and older part, and a southern extension. The differences between the two buildings can be seen in the different colour roof tiles, the northern is a red brown while the southern are brown (Google Maps 2017).

4.3.3   The northern original building is rectangular, in line with the road, with a hipped roof and a gabled ended extension to the south, one third of the way along from the east. There is also a gable midway along the north facing side. To the west of this are three possible Velux windows (Google Maps 2017).

4.3.4   The southern extension is represented by three roofs, the largest, at the south west end is hipped to the north and gabled ended to the south and there is a chimney on the western side. To the east of this is a possible grey flat roof with a square sky light window. Directly south of this is a gable ended brown tiled roof. It is possible that this is a later extension as the tiles are a slightly different colour to the extensions to the north and west (Google Maps 2017).

4.3.5   The cottage first appears on the 1907 1:2500 OS map as an irregular shaped rectangle or '+' shaped structure. By the 1938 OS map three large rectangular building have been constructed south of the cottage along the lane. On the 1938-39 1:2500 OS map the cottage is depicted similarly to the original structure with an addition to the south-eastern side. The buildings to the south have been demolished and replaced with several L shaped and rectangular structures set within its own parcel of land. By the 1970-74 1:2500 OS map a new irregularly shaped rectangular building has been added to the south-east of the cottage. The property is now denoted as '*The Lodge'*. No change occurs between the 1970-74 1:2500 OS map and the 2017 Google Map.

Assessment of Significance

4.3.6   The cottage is over 100 years old and although it has been added to over the years the main part of the building may retain some of its original features. It was not possible to access the building and owing to a large hedge the property cannot be viewed from Google Street View. So, assessing the survival of internal and external features or alterations is not presently possible.

4.3.7   The cottage does represent a local and regional level pattern of isolated buildings of a 20th century date but there are other properties in the Kent area that are better examples of this and that are unaffected by change. The property may however represent the economic development of the area as the property is newer than the others considered in this assessment. The other properties that are contemporary with the cottage can be seen in the villages but this cottage is unusual as it is in a more isolated location.

Recommendations

4.3.8   The property is **not recommended** as being likely to meet the listing screening criteria as it is a more modern building and has been altered significantly, according to cartographic sources. The building is also not a good example of its type in the area due to the modifications.

Old Mill Cottage (WS3)

4.3.9   Old Mill Cottage (**WS3**), the property lies on Aldington Road at the southern end of Site. This cottage is a private residence and has two stories. The ground floor is constructed with red/brown brick and light-coloured sandstone rag stone walls with modern white framed windows (**Plate 36**). The western side of the building is a mixture of red brick and sandstone walls (**Plate 36**). The eastern side of the building is constructed out of redbrick with a large 1930's extension constructed out of brown brick to the south or rear of the building (**Plate 37**). The north side of the building faces onto the road and shows at least three phases of construction or repair. The roof is hipped with a catslide roof and two, three panelled dormer windows on the western side and a stepped sloping roof to the north (**Plate 36**). The roof is clad in grey tiles with one chimney stack at the northern end of the west side. A heavy-duty curving wall protects the house from traffic along the road and lane (**Plate 36**).

*Plate 36: Old Mill Cottage (**WS3**) looking south-east (Google Street View 2017)*

*Plate 37: Old Mill Cottage (**WS3**) looking south-west (Google Street View 2017)*

4.3.10   The cottage first appears on the 1797 OS drawing but only as a small, unclear, amorphous shape. The next depiction is on the 1841 Lympne Tithe map where it is shown clearly as a rectangular structure, coloured red, with the northern end on the road side. To the east of this is a yard area and to the south is an inverted L shaped building. By the 1871 -1883 1:2500 OS map the property has expanded with another rectangular structure adjoining the main building. This in turn adjoins the L shaped building which is now divided into two. By the 1989 1:2500 OS map this new building is no longer depicted but a new building has been added south of the L shaped structure. On the 1907 1:2500 OS map the new building is no longer depicted. On the

1938 OS map all the structures on site are gone except for the main building which is now depicted as square and further away from the road.

4.3.11 By the 1938-39 OS map the cottage is depicted as a rectangular structure (like the original) with a rectangular square extension to the east. By the 1970-74 1:2500 OS map a small outbuilding has been added south-west of the main building which is now denoted as '*Old Mill Cottage*'. There are no changes on site from the 1970-74 1:2500 OS map until the 2017 Google map.

Assessment of Significance

4.3.12 The following assessment of significance has been undertaken using the Historic England (2011c) *Listing Selection Criteria: Domestic 3: Suburban and Country Houses.*

4.3.13 This property has an early construction date given that it is first depicted on the 1797 OS drawing, it is possible that it has a medieval origin. The cottage seems well established in the landscape but it is unclear if the property was involved in farming or mill industry as the name suggests. An old mill was depicted (now demolished) further down the road to the east so it is possible that the occupiers of the cottage were connected to the mill and the name stuck.

4.3.14 The cottage remains unchanged, according to the cartographic analysis, until the 1930's when an extension is added to the east, rear, side. The extension is not in keeping with the original building but does not detract from it either.

4.3.15 This cottage appears to have undergone extensive remedial work, especially along the west and north sides. It is probably that the original construction material for the property was a sandstone rag wall, seen on the north and west sides. The roof is of uneven levels which suggests alterations but as the tiles are consistent in the original part of the building it is hard to tell if it is all contemporary or if the tiles were simply reused. Historic England (2015) have set out criteria which states that a property can be listed from the 1700 to 1840 if it is unaltered. The degree of alteration makes this unlikely in this instance.

Recommendations

4.3.16 It is **not recommended** that this property is likely to meet the listing screening criteria the exterior shows signs of extensive remodelling or repair and the large extension at the rear is not in keeping with the original building. Despite this its continued survival will make a continued contribution to the diversity of built-form in the area.

Newell Cottage, Aldington Road (WS15)

4.3.17 To the east of the Old Mill Cottage on Aldington Road (**WS3**) is another cottage which appears much older and was adjacent the mill once seen on the older OS maps.

4.3.18 Newell Cottage, Aldington Road (**WS15**) is rectangular and is aligned with the road, with an annex to the east, north and a J-shaped extension (with chimney) to the back of the property. The building is possibly one storey. It is constructed of redbrick with its northern side clad in rendered in grey pebbledash. The roof has red/brown tiles with a single chimney stack on the northern side and is stepped lower at the eastern and northern sides (**Plate 38**). On the northern side, to the west of the small annex, are two circular windows set high up with black frames and red soldier bricks around the top half of the windows. The annex has two rectangular modern wood framed windows to the east and west. To the east of the annex is a very low square window with a bay window above, both windows are modern and wooden framed. Surrounding the bay window are square red tile cladding. The eastern side of the building is also rendered in the same material as the northern side with a large modern wooden

framed window. Here the roof is hipped with a chimney on the norther side (**Plate 38**). The western gabled ended side of the building has red square tile cladding and the projecting gabled ended annex is constructed out of red brick (herringbone and English bond) with black wood box panelling. There are two windows set within the panelling on the western side, these are rectangular, modern, and wooden framed (**Plate 39**).

Plate 38: Newell Cottage, Aldington Road looking south-west (Google Street View 2017)

Plate 39: Newell Cottage, Aldington Road looking south-east (Google Street View 2017)

4.3.19 The cottage is first depicted on the 1769 Blatt map, it is unclear if the map shows the cottage or a neighbouring structure to the west. The 1797 OS drawing is even less clear as to which building is present in this period. The 1841 Lympne Tithe map is, however, much clearer and shows the cottage as rectangular and aligned along the side of the road. A third of the way along this structure is another rectangular building adjoined to the south. By the 1871-1883 1:2500 OS map the building has been expanded southwards with additional outbuildings. The rectangular structure of the main building has been divided into three bays.

4.3.20 On the 1898 1:2500 OS map the cottage has seen a reduction in the number of outbuildings, the one remaining outbuilding is depicted as L shaped. The 1938-39 1:2500 OS map clearly shows that the cottage has expanded southwards with extensions added on to the original annex. The next change occurs on the 1970-74 1:2500 OS map where a new rectangular building has been constructed immediately west of the cottage. Another rectangular building added further to the west. The cottage is now denoted as '*Newell Cottage*'. The only change that occurred by the 2017 Google map is that the L-shaped extension has had a north south rectangular structure added making it more of a J shape.

Assessment of Significance

4.3.21 Although the building has some modern adjustment, notably the grey rendering and windows, the main building appears to have remained largely intact since its portrayal on the 1841 Lympne Tithe map. There is a possibility that this building has a medieval date and it has strong local vernacular characteristics.

4.3.22 It is unknown what the relationship the property had with the neighbouring mill, a corn windmill, which was disused by the 1898 1:2500 OS map and possibly demolished by 1907. Research at the Kent Archives may reveal a connection.

Recommendations

4.3.23 It is **not recommended** that this property is likely to meet the listing screening criteria, although it has an early construction date it seems unlikely that any of the original features remain externally from this time period. The modern additions add little value to the property and the rendering is not in keeping with the original character of the building. It is possible that the original style of the building was a local vernacular but this has been removed or hidden. The property may have once been connected with the now demolished windmill seen on the older OS maps but the connection has been lost.

Cliff Cottage (WS7)

4.3.24 Cliff Cottage (**WS7**) is located on the southern border of Site along Aldington Road. The structure is two-storey with redbrick at ground floor and red/brown tile cladding on the above (**Plate 40**). The property is formed of two contemporary parts. The south side has gable ends, the western side has a large three panelled windows with white frames and two projecting bands of tiles above the top of the window. To the north, and lower, is a single panel window with a slightly projecting tiled lip above. Directly below and mirroring the upper story is another three-panelled window on the ground floor. The east gable also has large three panelled windows but with a projecting band of tiles above it. The northern part of the building has a large sloping roof all the way down to the ground floor. This sloping roof is incorporated into the south-west gable end, here the ground floor is projecting forward away from the gable end. Along the road side the roof is half hipped with a tall chimney stack. Surrounding the property on the road side is a stone boundary wall (**Plate 40**).

*Plate 40: Cliff Cottage (**WS7**) looking south (Google Street View 2009)*

4.3.25 The first depiction of the Lodge Building occurs on the 1769 Blatt map but the map isn't clear. What can be discerned is a rectangular building along the roadside which is set within a rectangular enclosure with possible outbuildings to the south-west. On the 1797 OS drawing there does appear to be a building where the Lodge is located but the image is unclear.

4.3.26 A much clearer depiction of the property is shown on the 1841 Lympne Tithe map, here the building is shown as a rectangular, north-north-east, south-south-west aligned, structure with two annexes, one a third of the way down the west side and the other on the southern end. Just south of the main structure is another rectangular building on a north-west south-east alignment. By the 1871-1883 1:2500 OS map the building is depicted as two adjoining structures with a porch on the western side. The property has changed by the 1898 1:2500 OS map. It is now shown as a large square shaped structure; the outbuilding is no longer shown. There is a well depicted to the east. By the 1907 1:2500 OS map an annex has been added to the north-eastern side. The only change to site occurs by the 1961 OS map, is an L shaped structure has been added to the west of the building.

4.3.27 The 1970-74 1:2500 OS map shows that another extension has occurred to the front of the property and the large L shaped building is now two rectangular structures. The Lodge Cottage is denoted as *'Cliff Cottage'*. The 1973-78 OS map depicts the structure as square shaped and the southern outbuilding has been demolished. The 1986-1991 1:2500 OS map depicts the building as the 1970-74 1:2500 OS map does. A small rectangular structure has adjoined the surviving outbuilding. A larger irregular building has been constructed just south of these outbuildings. By the 1990 OS map

only the original long rectangular outbuilding survives along with the main house. The property remains the same on the 2017 Google map but with the introduction of two sheds to the east.

Assessment of Significance

4.3.28 Cliff Cottage has an early construction date as it pre-dates the 1769 Blatt map. The building has experienced some structural alterations with construction and demolition of annexes visible on cartographic sources. Most of the buildings constructed around the time of the cottage were farm buildings or those associated with mills. The 1871-1883 1:2500 OS map shows open field surrounding the cottage with a sheep fold marked not far away. However cartographic sources did not identify the building as being part of a farm and it was never once referred to as a farm, so it is unknown what the original function of the building was.

4.3.29 Historic England's listing criteria states that if a building is constructed between 1700 and 1840 and is largely unaltered it can be considered list worthy. The exact date of the construction of the property is unknown but it is likely that it predates 1769. That there has been some alteration to the exterior of the building but the extent of alteration is not clear. It is quite likely that the hung tiles are not original and either date from the Arts and Crafts movement (late 1800 to early 1900) or from the large building event that occurred to the Port Lympne park and estate, the land in which the property belongs to or backs on to, in the 1911-13. It is possible that the cottage was modernised or re-characterised to be in keeping with the aesthetic in which the Park strived for.

4.3.30 Although Cliff Cottage now appears to have a connection with the park and buildings at Port Lympne there may not in fact be an original link at all. The cottage predates the park and the buildings within. The main building within the park is Port Lympne which was constructed between 1911 and 1913. Later the land which surrounds the cottage was amalgamated into the Park and today this land is a camp ground for the park.

Recommendations

4.3.31 It is **not recommended** that this building is likely to meet the listing screening criteria even though it has an early construction date. The building displays evidence of remodelling in the late 19th to early 20th century and has experienced substantial changes in its setting.

Humble Bee Hall - 1763 (WS11)

4.3.32 This property is situated on the western side of Site within the Barrow Hill. Sellindge area. It is constructed with two storeys in redbrick with dormer attic windows. Each floor has a set of three windows which are vertically in line with one another. The Dormer windows look modern and framed in white while the lower two floors windows are possibly sashed with white frames (**Plate 41**). The Dormer's are clad in brown tiles with white A-framed boarding above the windows. The middle dormer has a stylised weather vane of a horse, rider and possibly a plough. The roof is gabled ended, steeply sloped, and clad in brown tile. There are two sets of chimneys set at either end of the gables. The house is set back from the main road by a lawn and parking area. There is an entrance way between the northern two windows, the door is white with an ornate fan light (**Plate 41**). Above this and set between the upper two windows is a plaque reading '*TG 1763'*.

Plate 41: Humble Bee Hall - 1763 looking west

4.3.33   A building that is roughly in the same position as Humble Bee Hall - 1763 can be seen on the 1769 Blatt map. The 1797 OS drawing also possibly depicts a building in roughly the same place but is unclear.

4.3.34   A clear image of the property can be seen in its current location on the 1840 Sellindge Tithe map. Its shown as a red rectangular building with an annex at the southern end. A small rectangular building is shown to the south-west of the main building. By the 1871-1883 1:2500 OS map the building is depicted as a small rectangle amongst trees. Two adjoining rectangular buildings have been constructed to the south-west of the main building. By the 1898 1:2500 OS map these structures have been demolished and the building is denoted as '*Humblebee*'. Nothing has changed to the property on the 1970-74 1:2500 OS map except for a name change, the farm is now known as '*Humblebee Hall*'. The 1973-78 OS map shows that the main structure has become square in shape and the outbuilding has been removed. By the 2017 Google map there has been an extension added to the south side.

Assessment of Significance

4.3.35   This building was undergoing renovation at the time of the site visit. There also appears to have been alterations and improvements to the building in the recent past. Before the recent scheme of improvements, the building appears largely unchanged since the 1840 Sellindge Tithe map. The improvements to the property, (**Plate 42**), include Dormer windows in the roof, an extension to the south, rebuilding of the southern chimney and the front has been repointed. The modern extensions are in keeping with the buildings character and it retains its aesthetic value..

Plate 42: Humble Bee Hall - 763 looking south-west (Google Street View 2009)

4.3.36 According to the Historic England listing guide, buildings constructed between 1700 and 1840 that have not been substantially altered are list worthy. A plaque seen on the property during the site visit indicates that this building was constructed during this period but it has been substantially altered. The house is not particularly extravagant but it does differ architecturally to those in the Barrow Hill. Sellindge area. The property does however reflect the vernacular Kentish style for houses of this period. This type of style does have some variation for example some properties have tile hung walls, but most are constructed out of red brick, have plain brown tiled roofs and have large rectangular white framed windows.

4.3.37 The property is possibly associated with Humble Bee Cottage (**WS13**) as they share a similar name and appear on early maps together. The original function of Humble Bee Hall is unclear. An assumption has been made for this report that it may have been a farm house.

Recommendations

4.3.38 This property **not recommended** as being likely to meet the listing screening criteria due to the extent of rebuilding. However, it should be noted that the new appearance makes a valid aesthetic contribution to built-form in the surrounding area.

Humble Bee Cottage (WS13)

4.3.39 Humble Bee Cottage (**WS15**) is situated on the western side of Site, within the Barrow Hill area, and to the south of Humble Bee Hall - 1763 (**WS11).**

4.3.40 Humble Bee Cottage (**WS15**) is a two-story structure set back from the road by a large garden, the building is clad with white wooden panels or weather boarding (**Plate 43**). On the front of the building there are three windows at ground level and four above. The three on the ground floor are large and white framed and mirror those above. On the north façade is an A-framed projecting porch, also white in colour. The door behind

is white and modern. The roof is of reddish brown tiles and hipped with a large chimney stack to the north-west (**Plate 43**).

Plate 43: Humble Bee Cottage looking west

4.3.41   A building that is roughly in the same position as Humble Bee Cottage can be seen on the 1769 Blatt map, whether this is the same building remains to be seen. The 1797 OS drawing possibly depicts a building in roughly the same place but remains unclear.

4.3.42   The first clear depiction of the property can first be seen on the 1841 Lympne Tithe map as a red square structure. Its denoted as 'Humble Bee Hall'. The 1871-1883 1:2500 OS map shows the Hall as the same shape as the Tithe map does but split in two. The 1989 1:2500 OS map depicts the split in the building as being north-west-south-east opposed to south-west-north-east as seen on the 1871-1883 1:2500 OS map. Nothing changes on site but the 1970-74 1:2500 OS map denotes the building as 'Humblebee Cottage'. Small square outbuildings can be seen to the north-west of the main building. By the 1973-78 OS map these outbuildings have been removed. The 2017 Google map shows no change to the main structure but there are several outbuildings to the south-west.

Assessment of Significance

4.3.43   Humble Bee Cottage appears to have early construction date and is first depicted on the 1769 Blatt map. The building has seen some alteration over time with the construction and demolition of annex and outbuildings. The exterior of the property at present is painted wood. It is unknown if the cladding was an original finish to the house which has been updated or replaced recently or if the cladding is a new introduction. This type of cladding can, however, be seen elsewhere within the vicinity of Site, e.g. the White House on Ashford Road which is a pre-1898 property (seen on the 1898 1:2500 OS map).

4.3.44   The side and rear of the property may retain some of the original features of the cottage. The two chimneys that can be seen from the north-west side are different to one another, the western one is more ornate and is part of the possibly unaltered part of the building (**Plate 44**).

Plate 44: Side view of Humble Bee Cottage looking south

4.3.45 The relationship with the neighbouring house Humble Bee Hall - 1763 (**WS11**) is unknown, they both, presumably, appear on the 1769 Blatt Map and are both associated with the name Humble Bee, according to cartographic analysis.

Recommendations

4.3.46 This property is **not recommended** as being likely to meet the listing screening criteria due to evidence for alterations and a lack of evidence as to whether the exterior finish is original. The extent of survival of original features is also unclear.

Group of Cottages/Railway Cottages at Barrow Hill, Sellindge

4.3.47 This group set mainly along the western side of Barrow Hill, Sellindge, A20, south of the village of Sellindge, comprises of six semi-detached properties, two rows of cottages and three detached houses. As well as forming a uniform group they display individual variations which are of interest. The southern part of the group first appears on the 1898 1:2500 OS map and is joined by the rest of the group to the north on the 1907 1:2500 OS map. Together with other 19th and earlier 20th Century buildings at Barrow Hill they form part of a wider group of historic buildings.

Chapel Cottages (WS28)

4.3.48 The first properties in the Barrow Hill, Sellindge area to be investigated are numbers 1 and 2 Chapel Cottage. These cottages are similar in style to those adjacent, called Ivy Cottages (**WS5**). The semi-detached properties have a red/brown double piled hipped roof with chimneys set along the apex of each roof. The first floor is clad in red brown club and square tiles along the front façade and red square hung tiles with two

bands of three rows of brown square hung tiles along the south side (**Plate 45**). The north side is covered by brown square hung tiles.

*Plate 45: Side view of number 1 and 2 Chapel Cottage (**WS28**), Barrow Hill, Sellindge looking north north west*

4.3.49 The ground floor is constructed of yellow, possibly London Stock, brick. Each floor has a rectangular white framed window which mirrors each other's position. Number 1 has two four panelled windows while number 2 has two horizontal panelled windows. Each building has a side entrance, number 1 has created a small porch over their entrance way (**Plate 45**). Within the centre of the two properties, just below the hung tiles is a name plate denoting '*Chapel Cottages 1891'.*

4.3.50 Cartographic evidence shows that Chapel Cottage (**WS28**) is first depicted on the 1898 1:2500 OS map, there is no divide in the back or front yard area of the property which suggests the outbuilding seen in the back-yard area may have been used by both properties. By the 1907 1:2500 OS map both properties have extensions at the rear. The next change to occur can be seen on the 1938-39 1:2500 OS map. Here the outbuilding has been extended along number 1 side into a more of an inverted L shaped structure. By the 1970-74 1.2500 OS map the outbuilding is depicted as it originally was in 1898. No change occurs from this date until the 2017 Google map.

Ivy Cottages (WS5)

4.3.51 Numbers 1 and 2 Ivy Cottage (**WS5**) are next door, to the north, of Chapel Cottages (**WS28**) and are similar in construction and style. These semi-detached properties have a red/brown double piled hipped roof with chimneys set along the apex of each roof. The first floor is clad in red brown hung tiles of club and square style along the front façade (**Plate 46**). Both the north and south sides of the building, along the first floor, are brown square club tiles.

4.3.52 The ground floor is white painted brick (**Plate 46**) with a name plaque stating '*Ivy Cottage 1887'* fixed just below the hung tiles in the middle of the two properties. Each

cottage has two windows, one on the first and one on the second floor. Number 1 has a rectangular white framed window on the first floor and a larger three panelled-window on the ground floor, this is a modern introduction. Number 2 has two rectangular white framed windows on each floor which mirror each other (**Plate 46**). Each cottage has a side entrance with a white porch and door.

*Plate 46: 1 and 2 Ivy Cottage (**WS5**) looking south west*

4.3.53   Chapel and Ivy cottages look similar but were built five years apart and have several differences i.e. side entrances, side tiles and painted bricks. They are good examples of their construction period and reflect the local character of hung tiles on the first floor and either painted or bare brick work on the first floor.

4.3.54   Cartographic evidence shows that Ivy Cottage (**WS5**) is first depicted on the 1898 1:2500 OS map. The properties are show with a rectangular out house in the rear of the two properties, this was used by both cottages. A smaller square/rectangular structure can be seen in number 2's back yard. The map also shows a well within the back-yard area. By the 1970-74 1:2500 OS map all of the outbuildings have been removed. There are no further changes between the 1970-74 1:2500 OS map and 2017 Google map.

Merlin Cottage (WS27)

4.3.55   Merlin Cottage (**WS27**) is situated next door to Ivy Cottage (**WS5**) and even though it was constructed in the same time period as both Chapel and Ivy Cottages, according to the map regression, it looks remarkably different. The detached red brick property is two storeys high with a single hipped roof clad in brown roof tiles. The front façade

has a diamond motif formed of a single width of a dark coloured brick above the central door near to the roof (**Plate 47**). Below this is a thin door way with a projecting brown tiled porch with two red brick pillars and low walls. These are a later addition as the brick work is lighter and a slightly different depth to the rest of the buildings brick work. Either side of the door way are two white framed two horizontal panelled windows with a red rubbed brick header. Mirroring these windows above are two others (**Plate 47**). Just above the ground floor windows is a single band of darker red or dark coloured brick, this can only faintly be seen. Below the ground floor windows is a foot-high rag stone wall in which the red brick of the building sits with a slight lip, this is not seen along the side of the building and may be ornamental (**Plate 48**).

4.3.56 The southern side of the cottage has three vertical panels of brown/orange square tiles on the first floor (**Plate 48**). The northern side has two unequal vertical panels, the panel to the west is of orange/brown hung tiles on the first floor (**Plate 48**).

*Plate 47: Merlin Cottage (**WS27**) looking west*

Plate 48: South and north sides of Merlin Cottage (WS27)

4.3.57   Cartographic evidence shows that the property was constructed before the 1898 1:2500 OS map. Here the property is shows as square with a well in the back-yard area with a rectangular outbuilding to the north and two dots just south of this, what these dots represent are unknown. By the 1907 1:2500 OS map these do not have disappeared as has the outbuilding on the 1938-39 1:2500 OS map. the 1970-74 1:2500 OS map indicates that Merlin Cottages was called '*The Cottage*' during this time. By the 1986-1991 1:2500 OS map the Cottage is now called '*Merlin Cottage*' and the outbuilding to the north is now depicted again. From this map onwards there is no change.

Mistletoe and Ottermere Cottage (WS26)

4.3.58   Next door to Merlin Cottage (**WS27**) is another semi-detached house which is also contemporary with the other cottages mentioned above. These cottages are wider than the other semi-detached properties but it is reminiscent of the Chapel and Ivy Cottages (**WS5**).

4.3.59   Mistletoe and Ottermere Cottages are a two-storey structure with a hipped roof clad in dark brown/grey tiles with two chimneys, one at the southern and northern ends of the cottages (**Plate 49**). The first floor is clad in dark brown/grey square tiles while the ground floor is a white/cream coloured render. Mistletoe Cottage has two white framed rectangular windows, one on each floor, their positioning mirrors one another. There is a door with a brown/grey tiles with a porch to the south of these (**Plate 49**). Otttermere has three white framed rectangular windows on the ground floor, the southernmost is thinner than the other two, and two on the first. There is a plain doorway flush to the front facade to the north of these (**Plate 49**).

*Plate 49: Ottermere and Mistletoe Cottage (**WS26**) looking south*

4.3.60   It is possible that Ottermere was once two cottages and that Mistletoe was once originally called Zulu Cottage. The evidence for this comes from cartographic sources. The first depiction of the cottages is on the 1898 1:2500 OS map, the cottages are shown as three attached properties with a shared well. This does not change but by the 1970-74 1:2500 OS map Ottermere is shown as two properties and the southern cottages is called Zulu Cottage. It is possible that by the '70's the middle and northern cottages have been amalgamated into one property and the middle properties door way turned into a window, hence the smaller southern window. It is not known when Zulu Cottage was renamed as Mistletoe Cottage.

Baydon Cottages

4.3.61   Next to Mistletoe and Ottermere Cottages (**WS26**) is another semi-detached set of cottages, Baydon Cottages, which were constructed around the same time as the other cottages mentioned. These however have been altered recently and only the repointed front façade holds any of the buildings original character. This property is worth mentioning as it is contemporary with those either side of it but as it has been altered recently..

Oak Cottages (WS5)

4.3.62   To the north of Baydon Cottages is a row of six terraced properties called Oak Cottages (**WS5**), which are constructed in a variation of the style shared by their neighbours Chapel and Ivy Cottages. The end properties of the terrace are distinguished by front facing gable-ends, with white barge-boarding.

4.3.63   The first property has three stories, the upper most of which is within the roof-space. The lower floor is painted white brick with bay window and a sloping roof above. The second floor is constructed with bands of red club and square tiles with a redbrick dentil-cornice dividing ground and first floor (**Plate 50**).

*Plate 50: Oak Cottages (**WS5**) looking north-west*

4.3.64   The next property, to the north, is constructed in a light orange/red brick. An A-framed porch has been inserted between the two front windows. The southern window is large and modern with a white frame and two rows of cambered soldier-bricks above. The northern window is smaller and bayed with a sloping roof. The upper floor matches the adjacent houses with red club and square bands of tiles and dentils. The roof is slanted with a chimney to the north (**Plate 50**). Next door the ground floor and dentils have been painted white. The window to the south is rectangular with no cambered soldier-brick detailing. The northern window is bayed with a white, bracketed sloping roof. Here the doorway is flush with the façade with a modern white door with two small square glass windows at the top (**Plate 50**).

4.3.65   The next property to the north has a white lower floor and dentils and the same tile cladding occurs on the top floor. There is a small, dark coloured A-framed roof over the central entrance way. To the south of this is a bay window with slanted roof with an adjacent window with a cambered head (**Plate 50**). The penultimate cottage has white club tiles below each window. The lower floor has a projecting cream coloured porch with grey tiled slanted roof. The window to the south is bayed with grey brown tiled slanting roof. The window to the north is large and modern and is surrounded in grey concrete (**Plate 50**). The last house mirrors the first, in being front gabled, but with a white/cream rendering on the ground floor (**Plate 50**), this property completes the group.

4.3.66   There is a plaque in the middle of the row stating, 'Oak Cottages 1895'.

4.3.67   Oak Cottages (**WS5**) are first depicted on the 1898 1:2500 OS map as a row of cottages with their own front yards but with a communal back yard with a well. Each cottage also has a small square annex at the rear, the two end cottages have slightly larger annexes. By the 1907 1:2500 OS map the well has disappeared. By the 1938-39 O1:2500 OS map a small square outbuilding is depicted just west of the southern cottage. By the 1970-74 1:2500 OS map the outbuilding at the southern end has gone but two small outbuildings can be seen at the end of numbers 2 and 3, another outbuilding can be seen closer to number 3. No change occurs from this date until the 2017 Google map.

St Johns Cottages (WS25)

4.3.68   To the north of Oak Cottages (**WS5**) are a row of four properties, numbers 1, 2, 3 and 4 St Johns Cottages (**WS25**). These properties are similar in style to the Klondyke Villas (**WS23**) but these are smaller and have less red brick work. There are, however, two storeys tall and made of yellow London Stock brick with a single band of two red bricks below the first-floor window (**Plate 51**). Each property has a sloping roof with brown roof tiles with three chimneys, one at either end of the row and one in the centre. Each of the two end properties has a side gable. Each cottage has two windows, which mirror each other's position, on the first and second floors. The windows are wide and rectangular with white frames and arched red rubbed brick header above. This motif can be seen over the doorways (**Plate 51**).

*Plate 51: St Johns Villas (**WS25**) looking south*

4.3.69   Over the years each property has been altered externally with the exception of number 2, which retains all of its front façade features (**Plate 51**). Number 1 front façade has been painted white with a light blue window sill on the 1st floor and a modern white, flat roofed plastic porch attached to the entrance way. Number 3 has a brown tiled sloping roofed porch with a low brown brick wall with large white framed windows added to the entrance way. Number 4 has a later porch. The porch has a sloping, red/brown roof with a gable end with light brown/orange bricks with a red rubbed brick header over the door way. The front façade has been painted in a cream colour (**Plate 51**).

4.3.70   Cartographic analysis shows that these cottages were constructed by the 1907 1:2500 OS map. They are depicted as rectangular with rear annexes. By the 1938-39 1:2500 OS map these annexes have wither been removed or added to, to create

longer buildings. The 1970-74 1:500 OS map numbers 3 and 4 have small rectangular outbuildings at the rear of the properties. There are no further changes from this time until the present.

Klondyke Villas (WS23)

4.3.71 To the north of St Johns Cottages (**WS25**) are two semi-detached houses with a similar style of brick work. Numbers 4, 3, 2 and 1 Klondyke Villas (going south to north) are two-storey houses in yellow London Stock brick with redbrick banding (**Plates 52 and 53**). The only notable difference between the properties is that the southern properties (number 4 and 3, number 2 has been renamed as Roseville, **Plate 52**) has a brown tile double-span roof with straight gables and crested ridge tiles on the northern house (the other house has had a loft extension). The northern semi-detached (numbers 2 and 1, number 1 has been renamed as Brenwood) has a grey slate half hipped roof with crested ridge tiles (**Plate 53**).

4.3.72 All the lower floors have bay windows with white modern window frames and sloped, brown tiled roofs. The upper floor windows are sashes in white over white stone sills. The main entrances have curved redbrick arched heads (**Plates 52 and 53**).

*Plate 52: Number 4 and 3 (Roseville) Klondyke Villas (**WS23**) looking south west*

*Plate 53: Number 2 and 1 (Brenwood) Klondyke Villa (**WS23**) looking north west*

4.3.73 Cartographic evidence shows that these properties were built by the 1907 1:2500 OS map. They are depicted as square with an annex at the rear for each property. The first change to occur happens by the 1938-39 1:2500 OS map. Number 1 has a large rectangular irregularly shaped outbuilding to the north. Number 4 has a smaller rectangular outbuilding to the south. The outbuilding at number 4 has been removed by the 1970-74 1:2500 OS map and new outbuildings can be seen at number 3, now called Roseville, number 2, now called Klondyke Villa and the large outbuilding at number 1, now called Brenwood, has been removed and replaced by two other rectangular outbuildings. By the 1986-1991 1:2500 OS map Klondyke Villa has a larger outbuilding and number 1 has two outbuildings. There is no change from this map until the 2017 Google map.

Hawthorn

4.3.74 Between the Klondyke Villas (**WS23**) and Grove Bridge House (**WS22**) is a large detached property that has been covered in grey paint. This paint has obscured the yellow London Stock and red brick detailing and style which can only be seen in the north gable side end. According to the map regression this property is much later (late 1930's – 1960's) than those in the Barrow Hill, Sellindge area that already had the yellow and red brick design (late 1800's - early 1900's), this suggests that the builders wanted to reflect the style and character of the area in this new building.

Grove Bridge House (WS22)

4.3.75 To the north of Hawthorn is Grove Bridge House (**WS22**) which is similarly constructed out of yellow stock brick with red brick banding which can be seen elsewhere in Barrow Hill but this property is much larger and grandiose. It has been interpreted that this property could have been the foreman's house for the local work force on the railway line (see assessment of significance) or for the station master.

4.3.76 The property has a central entrance with an A-frame porch with adjacent bay windows, framed in white, with grey tiled sloping roofs. Above the bay windows are white framed windows with a smaller window above the porch. The roof is double span and clad in

grey slate. There are chimney stacks to the north and south, along the top of the roof is a line of grey crested ridge tiles (**Plate 54**). Along the porch roof are more crested ridge tiles this time in red, at the end overlooking the entranceway is a terracotta dragon (**Plate 55**).

*Plate 54: Grove Bridge House (**WS22**) looking north-west*

*Plate 55: Terracotta dragon on porch of Grove Bridge House (**WS22**)*

4.3.77   Grove Bridge House (**WS22**) is first depicted on the 1907 1:2500 OS map. It is shown as a square structure with a central porch and two rear annexes, one to the north and one to the south. A rear outbuilding can be seen at the far end of the property to the west. By the 1970-74 1:2500 OS map the house is depicted as a square with no annexes at the rear by the porch remains. There is a new square outbuilding to the south of the house. By the 1986-1991 1:2500 OS map there is a large out building to the west at the rear of the property with possible storage areas adjoined to the south.

The southern outbuilding has been replaced with a house called the 'Martone'. There are no changes to this property from this date until the 2017 Google maps.

Gables, East and West (WS29)

4.3.78 Further to the north on the opposite side of the road is the semi-detached property Gables East (southern building) and Gables West (northern building). This is the last property in the Barrow Hill area that has the characteristic yellow stock and red brick banding seen in the area. These houses are much larger than the others with a similar style but are also much earlier, their construction date is before 1898. It is possible that this building was once one large detached property for a wealthy owner and was later divided into two (see below in map regression). Both properties are obscured by a high ground level and large, thick vegetation which made assessing the properties difficult.

*Plate 56: Gables East (**WS29**) looking north east*

4.3.79 Only Gable East could be seen during the site visit, the property has a slightly projecting bay with a gable end and sloping grey tiled roof with central chimney (**Plate 56**). The two-storey structure has a double white framed, rectangular window in the bay area which mirror each other position on the first and ground floors. There is at least one window on the first floor to the north of the bay and possibly one on the ground floor. The front façade shows evidence of an extension which has now been demolished (**Plate 56**). Due to the thick vegetation Gables West could not be seen, with the exception of the porch on the northern side of the building which is in keeping with the rest of the buildings style (**Plate 57**).
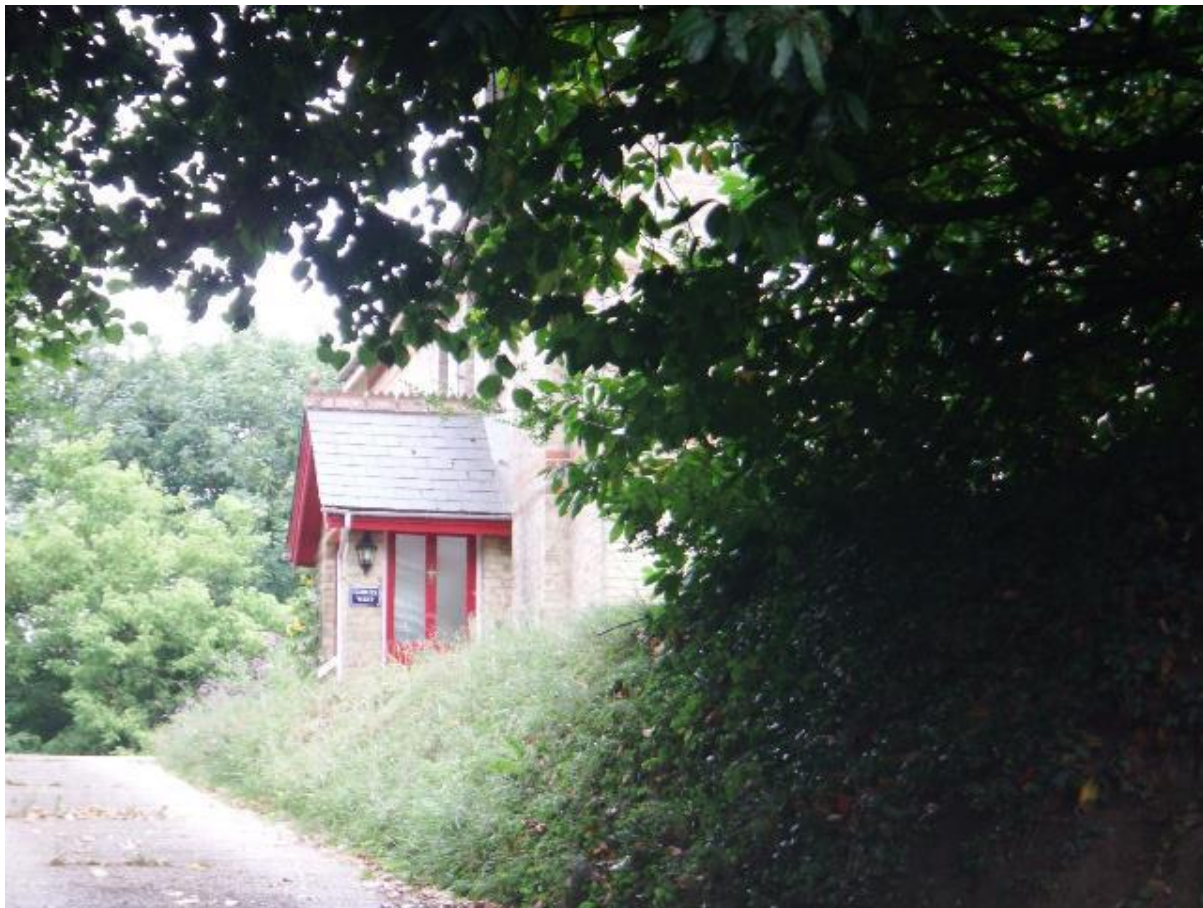
*Plate 57: Gables West (**WS29**) looking east*

4.3.80 On the 1871-1883 1:2500 OS map there are no structures present but the land has been parcelled ready for construction. By the 1898 1:2500 OS map the property has been built as a square structure with a side annex or porch on the northern side. The building has a track way leading up to it and two rear annexes to the east, the southern most of which is larger than the northern. The property is simply known as '*The Gables'*. By the 1907 1:2500 OS map part of the land to the south has been given over to a new property. By the 1970-74 1:2500 OS map the property is depicted as two houses with a land division between the two. The northern property has been named as '*Gables West'* and the property to the south is called '*Gables East'*. Gables West has three outbuilding to the north east. By the 1986-1991 1:2500 OS map these outbuildings have been reduced to two. No change occurs between this map and the 2017 Google map.

Bernhurst (WS21)

4.3.81 The last property to be assessed in the Barrow Hill, Sellindge area is Bernhurst (**WS21**) which is a large two story detached house constructed in redbrick. It has white wooden cladding on both sides of the property. The front of the house has two bays each side of a central entrance. The entrance has a flat porch with white trim and brackets. Each of the windows is sashed with white frames and lintels above and below the windows (**Plate 58**). The stair window over the porch has a semi-circular fan window with a white arched head. There are white blind-panels on either bay between the ground and first floor and the roof is hipped and clad in grey slate with chimneys on either side (**Plate 58**). The original driveway entrance was to the north, this is denoted by carved or moulded decorative white stone or concrete finials. The void in-between these two features has been bricked up.

*Plate 58: Bernhurst (**WS21**) looking north-west*

4.3.82   Bernhurst (**WS21**) first appears on the 1907 1:2500 OS map, it is depicted as a square structure with a recess in the north-west corner. There is a path or track way doglegged up to the centre of the building. There is a series of small rectangular outbuildings along the northern boundary. There are no changes from this map until the 2017 Google map.

Assessment of Significance

4.3.83   Chapel Cottage (**WS28**), Ivy Cottage (**WS5**), Mistletoe and Ottermere (**WS26**) and Oak Cottages (**WS5**) all display the popular Kentish and Sussex tile hung walls. It is possible this tradition originated in the Arts and Crafts period. Typically, the tiles are placed along the most exposed parts of the house such as the upper floors and gabled ends with patterning formed by a mixture of straight and ornate tiles. The most common design was called the scalloped or fish scale which was created by using club tiles (Period living 2014). All the cottages within the group at Barrow Hill, with the exception of Mistletoe and Ottermere (**WS26**), display this club and square tile combination. In the case of the Ivy and Chapel Cottages they are arranged in double rows and in triple rows on the Oak Cottages. This design can also be seen in Harringe Cottage (**WS18**). Mistletoe and Ottermere (**WS26**) only has square tiles which are much darker than the rest of the cottages, it is possible that the tiles were rehung at a later or earlier date and this was the only colour available at the time. This could have occurred when the property changed from a terrace to semi-detached..

4.3.84   Klondyke Villa (**WS23**), St Johns Cottages (**WS25**), Grove Bridge House (**WS22**) and Gables East and West (**WS29**) are all similar in their brick construction style, comprising yellow stock with redbrick banding. This style can be called 'Polite' architecture rather than vernacular and is more associated with cities and in this context probably the railway lines, their construction and operation. As such, this type of design is less related to local tradition and more influenced by the national trends. However, there it has been given an aspect of local-character by the inclusion of ridge-tiles.

4.3.85   Bernhurst (**WS21**) is different to the other cottages in the Barrow Hill, Sellindge area as it is larger, detached and constructed out of red brick with white painted detailing. The other properties were likely to have been constructed for workers whilst Bernhurst is a more expensive Middle-Class residence of a townhouse type, common in to 19th Century suburbs. The building is also set further away from the workers houses.

4.3.86 The properties in the Barrow Hill, Sellindge area demonstrate a collective style forming a distinct group, which occurs elsewhere in Kent. As a group, they display some adaptations but are relatively well-preserved. They are a good example of their type but this type of style is well represented elsewhere.

Recommendation

4.3.87 Chapel Cottage (**WS28**), Ivy Cottage (**WS5**), Mistletoe and Ottermere (**WS26**) and Oak Cottages (**WS5**) form a distinct group, as do Klondyke Villa (**WS23**), St Johns Cottages (**WS25**), Grove Bridge House (**WS22**) and Gables East and West (**WS29**) which have a likely connection to the railway. The group has a common style, which despite evidence of Kentish influence in the form of hanging-tiles and other details does **not** make them of significant quality to be likely to meet the listing screening criteria. Similarly, Bernhurst (**WS21**), an out of context suburban house, is **not recommended** as being likely to meet the listing screening criteria.

Arts and Crafts Cottages (WS9)

4.3.88 Situated along the south-east edge of Site is a row of three Arts and Crafts style Cottages which will be assessed as one asset. The cottages are characterised by decorative timber-framed porches and dormer gables at roof-height and with a uniform unaltered style as a group.

4.3.89 Set slightly back from the road, these two storey structures are constructed from redbrick with three courses of yellow, possibly stock brick, banding around the base and the top-of the windows (**Plate 59**). The lower windows are rectangular, with white frames, and include some later insertions. Above the window are infill panels of white clubbed tiles surrounding by a crescent hood of paired red soldier bricks. The northern most cottage's window has been changed to a bay with a sloping brown tiled roof (**Plate 59**). The entrances have an A-framed porch with large wooden brackets with timber-detailing and are painted white. Within the A -frames are triangular timbered-panels with a large D at the top and the numbers 18 on the right lower panel and 73 on the left lower panel, forming that date 1873 (**Plate 60**). The upper floor windows are square with white frames and sills. Above the upper windows are small timbered A-frame dormers painted white. The roofs are of reddish brown tile with large chimneys set at each end and two in the middle (**Plate 59**). At each end, the terrace is gabled with the protruding chimney stacks which continue the decorative yellow brick banding seen on the front.

*Plate 59: Arts and Crafts Cottages (**WS9**) looking north*

*Plate 60: Porch detailing on Arts and Crafts Cottages (**WS9**)*

4.3.90   A building is represented at this location on the 1838 Stanford Tithe map, along with either other buildings or trees. The 1871-1883 OS map shows a large irregular shaped structure set back and behind three possible buildings which are set along the road side and an outbuilding to the north. A well is situated in the back-yard area near this outbuilding. By the 1898 1:2500 OS map the large irregularly shaped building has been demolished and where the three possible road side buildings were the current row of cottages had been constructed. A rectangular building is shown to the rear of the properties to the north-east and the well remains. The 1970-74 1:2500 OS map shows the cottages as '*Little Greys*' and listed 1 (south) 2 (middle) and 3 (north). The well is no longer depicted by this time. Since the 1970-74 1:2500 OS map until present no change has occurred to the cottages except for the addition of a few outbuildings.

Assessment of Significance

4.3.91   The properties represent survivals from the Arts and Crafts Movement, which occurred in the latter half of the 19th Century and has a strong Kentish connection through its leading light William Morris' house the Red House at Bexleyheath, North Kent (National Trust, No Date and Design Museum, No Date). The movement stood

for traditional craftsmanship using simple forms, and often used medieval, romantic, or folk styles of decoration (Arts and Crafts Style 2015). It advocated economic and social reform and was essentially anti-industrialisation forming a reaction against the perceived impoverishment of the decorative-arts at the time (Victoria and Albert Museum 2016).

4.3.92   Arts and Crafts architecture was, like the movement itself, defined more by a set of ideals and principles than a particular architectural style. They did however follow a simple set of principles which allowed the function of the building and the activities within it to determine the outer shape and the construction (Arts Crafts, no date). Many of the movements leading figures were architects, rather than designers, and they came to view buildings and their interiors as a whole and interdependent. As a result, Arts and Crafts buildings often included sculpture and carved or tiled decoration, sometimes with highly symbolic imagery (Victoria and Albert Museum 2016). There was a preference for employing vernacular style through the use of local slate, red brick, English oak, and cosy Inglenook fireplaces (Arts Crafts, no date). In doing this the architects aimed to create something that would not jar with its surroundings, but at the same time be distinctive and modern. (Victoria and Albert Museum 2016).

4.3.93   It is interesting to note that, in addition to buildings created by architects of international repute, those of many local designers are now protected by national designation because of their detailing and the careful planning that went into their construction (Historic England 2017b).

4.3.94   The cottages on Stone Street (**WS9**) are different in size and style to most of the listed Arts and Crafts houses found in the Kent area. Those that are listed tend to be standalone buildings, grandiose or aesthetically pleasing. The cottages differ in being a set of three and don't really make a grandiose impact on their surroundings but instead form an aesthetically pleasing group in their symmetry and style.

4.3.95   The cottages have survived well with little alteration externally, save for the bay window on the northern property. It is not known how well original features have survived internally.

Recommendations

4.3.96   It **is recommended** that these cottages (**WS9**) meet the listing screening criteria as they make a strong positive contribution to Stone Street and represent of local Arts and Craft Movement architecture. They also differ from those already been listed in the Kent area. The cottages show a clearly use of materials and are largely unchanged externally.

Rose Cottage – possible site of early cottage (WS12)

4.3.97   Rose Cottage is a small rectangular single-story bungalow which lies close to the A20. It is covered in a light green coloured smooth rendering (**Plate 61**). There are three windows along the front, one to the west of the door and two to the east. The windows are rectangular and modern with white frames and the door is wooden and recessed within a porch. The roof is gabled and clad in grey slate with a chimney to the western end. The gable-ends are timber clad and the cottage is set lower than the road and a small low wall runs the length of the building along the road side. To the east of the building are a set of double garages rendered in the same material as the bungalow (**Plate 61**).

Plate 61: Rose Cottage looking north-west, Google Street View 2017

4.3.98 Rose Cottage first appears on the 1797 map as a small rectangular building along the road side. The map does not give a clear representation of the building but indicates a rectangular structure at the same location. The 1838 Stanford Tithe also shows the building whilst the 1871-1883 1:2500 OS map is much more defined and depicts an inverted L shaped structure with its long arm facing the road. To the east is a small rectangular building. The cottage is noted as '*Rose Cottage*'. The 1898 1:2500 OS map shows that the L shaped building is in fact a rectangular building, aligned with the road, with a square annex on the western end of the north side. There is little change to the cottage area until 1961 OS map where the small outbuilding has been demolished. On the 1970-74 1:2500 OS map the cottage is depicted as a squat rectangle building, meaning that the attached outbuilding has been demolished. The structure remains the same from this point until the present 2017 Google map which shows the addition of some outbuildings to the east and north.

4.3.99 The cottage displays evidence of modern alterations including UPC windows and a possible new roof. It is unclear whether the painted render exterior of the property is original. The current external appearance of the building provides little evidence for survival of the original structure. It is considered possible that the current building is a re-build in the location of the earlier structure.

Assessment of Significance

4.3.100 Rose Cottage appears to have a relationship Westenhanger Castle as it is located at the end of the southern access track/former causeway to the castle. The access track is no longer present in the landscape although it survives as a field boundary bank. It is believed that there has been a property in this position from an early date but this building has been lost and replaced by the Rose Cottage which can be seen today. The foot print of the building may have been a constant but the modern cottage certainly is not historic in nature and does not reflect any local character or style.

4.3.101 There are few standalone cottages within the Site and surrounding area. Such cottages may have been used to house farm labours as it was close the surrounding farm land and the property had easy access to the road network.

Recommendations

4.3.102 This property is **not recommended** as being likely to meet the listing screening criteria as the original Rose Cottage has likely been replaced by the current property. The external rendering does little for the aesthetic value for the property.

Harringe Cottages (WS18)

4.3.103 Harringe Cottages (**WS18**) is a large semi-detached building, comprising two residences, set back from Harringe Lane. It is two storeys with adjoining projecting bays at the centre, a hipped roof with reddish brown tiles and three chimney stacks, one on each end and one in the middle (**Plate 62**). The properties mirror each other by having red square and spade band tiles on the first floor and pale rendering on the ground floor. The northern property's entrance is set next to the bay in the main building with a small projecting brown tiled roof supported by white brackets, whilst its neighbour's entrance is set between the bay and the main building at an angle. This has a sloping red brown tiled roof and two thin rectangular windows either side of the door. Additionally, the rendering on the northern building is light grey and the southern building is cream (**Plate 62**). The windows on the first and second floors are large, rectangular and have white frames. The first floor has a triangular gable projecting up and over a window (**Plate 62**). The sides of the property are hung with tiles and rendered.

Plate 62: Northern semi-detached cottage Harringe Cottages (**WS18**) looking west

4.3.104 The first map to depict Harringe Cottages is the 1898 1:2500 OS map. Here the cottages are depicted as a rectangular structure, north to south aligned, with an elongated porch. A small rectangular building is situated to the south. The main building is later, on the 1907 1:2500 OS map, show to be divided east to west, suggesting two properties. The next change that occur is shown on the 1989 OS map, the building is now referred to as '*Herringe Court Cottages*' with a dividing line in the back yard for each cottage. This remains the current today.

Assessment of Significance

4.3.105 These properties are over 100 years old and have altered little in that time and find parallels with those at Barrow Hill, Sellindge in the hung-tiles. This style of house

appears throughout the local area and stems from the late Victorian period when decorative external features such as the hung tiles became popular. This is especially characteristic of the Kent and Sussex area with small parts of south-east England, within which these buildings are commonly represented. Harringe Cottages have both two and three rows of these fish scale or scallop design between bands of straight tiles which is represented on other structures within the local area.

Recommendations

4.3.106 It is **not recommended** that the buildings meet the listing screening criteria as they are of a local significance with a common design which is well represented elsewhere.

4.4 Other Assets

4.4.1   Other assets considered in this assessment are discussed below (Table 5).

Table 5 - Summary Table of Other Assets Assessed

Project ID	HER no.	Name	Period	Meets Criteria?	Reason
BH3	TR 13 NW 38	Westenhanger Station	Post Medieval to Modern	Yes	Station reflects an architectural style which is rare in Kent and South-East Rail Line. The station also forms part of the early stage of the second phase of the development of the railway industry and as it is relatively unaltered.
WS4		Milestone on A20 at southern end of Barrowhill	Post Medieval	No	Asset is in a poor condition and is no longer legible and there are others present within the wider area.

Westenhanger Station (BH3)

4.4.2   Within the north-east corner of site is Westenhanger Station (**BH3**) which was built in 1843 to serve the London to Dover Railway, now the south-eastern Main Line. Today it serves Folkestone Racecourse and Stanford.

4.4.3   The station is a two-storey square building constructed in yellow stock brick with a red and yellow brick pronounced banding between the two floors (**Plate 63**). All ground floor windows and doors are headed with a semi-circular stone arch with a slightly projecting keystone. In the front (east) aspect these are painted white and on all four sides have white shutters. The upper floor windows have slightly curved heads with pronounced keystone and soldier brick. The roof is hipped and covered with grey slate and has two chimneys, there is a bracketed cornice below the projecting roof (**Plate 63**). The northern aspect looks out onto the railway platform with a bricked-up door on the eastern side and three windows on the lower and upper floors. There is an entrance on the east side with two windows either side and three windows on the upper floor. The west side has two doorways, the southernmost has been bricked-up and there are three windows on each of the floors. The southern aspect has a bricked-up doorway, two windows on the ground floor and three on the upper floor.

*Plate 63: Westenhanger Station (**BH3**) looking north*

4.4.4 The first depiction of the station occurs on the 1871-1883 1:2500 OS map, here the station building has an annex to the west and a protruding shelter at the platform (**Plate 64**). There also appears to be a small porch on the east side of the main rectangular building. Surrounding the building is what appears to be a loading or yard area with a trackway approach from Stone Street.

Plate 64: Westenhanger Railway Station 1879 looking east (Warrenpress 2017)

4.4.5   The first change to the building is depicted on the 1898 1:2500 OS map, here the west annex is now L shaped with the long arm along the west side. The next change occurs on the 1907 1:2500 OS map which shows a clear depiction of a rectangular station with porch to the east. The annex on the platform has gone and on the western side some outbuildings and yard area have been added. The 1931 OS map as the station now appears '+' shaped. The 1938-39 1:2500 OS map shows the station as three buildings. The middle building is the largest with a protruding canopy onto the track-side. The eastern building is square and smaller and attached to the middle building (which is the station building seen today). The western building is separate from the other two and is an irregular rectangle shape, this could be an outbuilding but its function is unknown.

4.4.6   The 1970-74 1:2500 OS map shows an L-shaped layout with the long arm of the building along the track side. By the 1973-78 OS map the building has been altered again, returning to the current square structure. There are no changes on site from the 1973-78 OS map up until the 2017 Google maps.

Assessment of Significance

4.4.7   Westenhanger Station is an early railway station, built in 1843 and attributed to the second or 'heroic' phase of railway engineering. The images above (plates 49 and 50) show that there has been little change to the station, except for the addition and removal of outbuildings and the platform canopy. This isolated local station served the London to Dover Railway, now the south-eastern Main Line. Recently it has served the Folkestone Racecourse and Stanford. The station building, on the 'up' side, was restored in March 2009 and is currently in use as an auction-house for Westenhanger Auctioneers.

4.4.8   The station building has some similarities but also clear differences with other railway stations along the South-East Rail Line, such as the Catford Bridge Railway Station in London, Snodland Railway Station in North Kent (similar design but different use of building materials) or Clock House Railway Station in Bromley. These buildings are generally more ornate, bigger and use greater quantities of redbrick as design features (Glasspool 2017). These buildings have variously been altered over the years, have been subject to loss of original features and were also constructed later than Westenhanger Station. The South-East Rail Line stations display a diverse spread of styles, none are identical to Westenhanger Station which makes it unique within its group.

4.4.9   The building style and brick type is shared with some of the properties in the Barrow Hill, Sellindge area and the barn at Barrow Hill Farm (**WS10)**. Chronologically the station predates these buildings which may indicate it as a progenitor influencing the later buildings to introduce the 'polite style' they display into the area.

Recommendations

4.4.10   The Station (**BH3**) **is recommended** as being likely to meet the listing screening criteria as it reflects an architectural style which is rare in Kent and South-East Rail Line. The station also forms part of the early stage of the second phase of the development of the railway industry and as it is relatively unaltered. The building also displays a strong character which may have influenced other buildings within the local area.

4.4.11   In advance of any redevelopment of the building it is recommended that a more in-depth investigation is conducted to establish if any of the original station features remain internally and what condition they are in. Archival research may provide historic photographs of the station.

Milestone on A20 at southern end of Barrow Hill (WS4)

4.4.12   The milestone or marker is constructed out of sandstone and is heavily decayed due to weather erosion. It lies just south of Barrow Hill on the A20 near a slight curve in the road and is surrounded by vegetation. The writing on the stone is no longer legible (**Plate 65**).

*Plate 65: Milestone (**WS4**), looking south-west*

4.4.13   The first depiction of the milestone is on the 1871-1883 1:2500 OS map, it denotes that '*Ashford 7 1/2, Hythe 4'*. The stone remains in this original position up until present day.

Assessment of Significance

4.4.14   Milestones or markers are not unusual in the Kent are but their survival is uncommon. This milestone is, badly eroded making the details illegible.

4.4.15   It is not known when the milestone was first erected as the Tithe and early maps of the area are not that detailed. There is one other milestone with in Site along the same A20, Ashford Road, situated to the east of Rose Cottage, this, however, cannot at present be seen due to vegetation. There are also other milestones along the A20 i.e. in the Village of Sellindge on the corner of the A20 and Moorstock Lane, which can be seen on Google Street View 2017.

Recommendations

4.4.16   It is **not recommended** that the milestone is likely to meet the listing screening criteria as it is in a poor condition and no longer legible and there are others present within the wider area.

4.5   Potential Curtilage Listed Buildings

4.5.1   There are several buildings within the Site which are non-designated historical assets which are likely to be considered as protected under the curtilage of listed buildings which they belong or are associated with (Figure 2) (Table 6).

Table 6 - Summary Table Curtilage Listed Assets

Project ID	HER no.	Name	Period	Status
WS6		Outbuilding at Bell Vue	Post Medieval to Modern	Under Curtilage
WS24		Otterpool Cottage at Bell Vue	Post Medieval to Modern	Under Curtilage
WS8		Barns at Otterpool Manor	Medieval to Post Medieval	Under Curtilage
BH20	MKE88418	Barns at Upper Otterpool	Medieval to Post Medieval	Under Curtilage

Outbuildings at Bell Vue (WS6) and Otterpool Cottage, Bell Vue (WS24)

4.5.2   Bell Vue comprises of several buildings, three of which are of historical interest. One is Bell Vue House (**LB21)** which is Grade II listed (Arcadis 2016) and shall not be discussed further here. To the west of the House are two lodges or outbuildings, one to the north is called Otterpool Cottage (**WS24**) and the southern is a barn known as Outbuilding at Bell Vue (**WS6**). Both are at the side entrance to the Bell Vue complex.

4.5.3   Otterpool Cottage (**WS24**) is a single-story building constructed out of sandstone with shaped grey sandstone around the door and windows. There is a single rectangular window framed in white with green shutters and a slightly projecting white window sill. To the south of this is a door which is also green with six small infilled panels below and nine clear glass panels above (**Plate 66**). There is a stadler-stone in front of the door which restricts access. To the north of the window is a blocked-up aperture. At the southern end of the building is a pillar of red bricks with a spherical finial. Along the southern side of the building is a wide rectangular window framed in white with horizontal red bricks along the edges and a white window sill. The roof is hipped with red tiles and a single chimney stack at the northern end (**Plate 66**).

*Plate 66: Otterpool Cottage (**WS24**) looking north north-east (Google Street View 2017)*

4.5.4 Cartographic analysis shows that this cottage first appears on Lympne Tithe map of 1841 as a rectangular building aligned with the road. The structure of the building remains unchanged, with the exception of the construction and demolition of attached building to the north end of the eastern side, up until the 2017 Google map.

4.5.5 Outbuilding at Bell Vue (**WS6**) is longer than Otterpool Cottage (**WS24**) and forms a very similar single storey building constructed in pale sandstone uneven blocks, which are smaller and of a different colour to the northern barn. On the north-west corner, there are vertical line of crenelated red bricks. Attached to this is a small wall that joins to a redbrick pillar topped with a carved or mould stone finial. Just to the south of these features is an additional floor to ceiling entrance way into the lodge. The entrance is wide and green in colour with a white surround, along the vertical sides are some pale red/brown horizontal bricks (**Plate 67**).

*Plate 67: Outbuilding at Bell Vue (**WS6**) looking south-east (Google Street View 2009)*

4.5.6 Cartographic analysis has revealed that this barn appears on the 1767 Blatt map. The structure itself changes very little, with the exception of the addition and demolition of other outbuildings along the south-eastern side, from this map until the 2017 Google map.

Assessment of Significance

4.5.7 Otterpool Cottage (**WS24**) may never have intended to be a cottage but as on outbuilding for the Bell Vue complex. it was only in the 1970-74 1:2500 OS map was it finally depicted, or changed into, a cottage. The other outbuilding under consideration has always been an outbuilding, its exact function is unknown.

4.5.8 These buildings have an early construction date and have been little altered. The buildings are not exceptional in themselves but share significance with Bell Vue House as part of a group.

Recommendation

4.5.9 These buildings would be considered as falling **within the curtilage** of Bell Vue House.

Medieval Barn at Otterpool Manor (WS8)

4.5.10 The Medieval Barn at Otterpool Manor (**WS8**) is located within the farmstead surrounding the listed manor house (**LB38**) facing into Otterpool Lane which lies approximately 40m to the east. The barn has been partially renovated to accommodate a fireplace showroom and offices. The farmstead is an irregular L-Shaped farmstead which is divided by a public footpath.

*Plate 68: View of Medieval Barn at Otterpool Manor (**WS8**) and Otterpool Manor (**LB38**) from Otterpool Lane (Google Street View 2017)*

4.5.11 The barn is built mostly of red brick in English Cross bond with a red tile roof (**Plates 68, 69, 70**). There is some ragstone in the north of the barn at ground level forming 3-4 courses (**Plate 70**). The doors and windows are wooden with some cladding in evidence on the former hayloft access/loading door and in the central portion of the structure (**Plate 70**). A large barn door is still present on the east side of the structure but there is no sign of a corresponding threshing door on the west side.

4.5.12 The barn has clearly been built in several phases and has many later additions and has an L-shaped plan. The earliest phase of construction appears to be the large 'main' barn which forms the southern section of the barn. The 'main' barn has a half-hipped roof on the southern end and the east facing roof includes a large catslide dormer to accommodate barn door (**Plate 69, 70**). However, this may be a later addition as it is clear from the rear view (**Plate 71**) that the barn door 'dormer' crosses two phases of construction within the building. This northern section of the 'main' barn is clearly of a different phase to the southern as there is a difference in ridge heights, this can be more clearly seen from the rear (**Plate 71**). However, the appearance and construction of these two phases are very similar and it is possible that they are of similar dates.

*Plate 69: Medieval Barn at Otterpool Manor (**WS8**) viewed from the southeast.*

4.5.13   Below the catslide roof and on the southern gable the construction is red brick in English Cross bond in the southern half and wooden cladding in the northern section. On the eastern façade at the southern end a small square enclosure projects from the 'main' barn, this contains a small modern pig house of red brick and concrete with a corrugated roof (**Plate 69**). The square enclosure however, appears to be of greater antiquity with the wall constructed of a mix of ragstone and brick. This mirrors a wall to the rear of the barn which projects from the southern gable. It is possible that this low wall represents an earlier phase of pig/stock house.

Plate 70: The Barn viewed from the east (Geograph.org, No Date)

4.5.14   To the north of the 'main' barn is a second building which abuts the northern gable of the 'main' barn. The structure is two storeys and appear to comprise a stable or storage barn below and a hayloft above. The structure is built of red brick with a hipped red tile roof and wooden fittings. The ridge line is approximately 1ft lower than that on the northern end of the 'main' barn (**Plate 70**). There is some brick detailing above the

door and two windows on the east façade in the form of arched 'heads' and the window ledges appear to be brick or tile. The hayloft is accessed via a door set into a dormer at the southern limit of this structure, there is a ladder leading to the door.

4.5.15   On the eastern face of the building 3-4 courses of ragstone are evident, on the northern side of the building the ragstone survives to a higher level and appear to comprise larger blocks. The ragstone stone sections of the structure appear to have brick quoins. The ragstone may represent an earlier feature which was either built either entirely of ragstone and brick, alternatively it may have provided a base or plinth for a wooden framed structure. This structure appears to be of later date than the 'main' barn.

4.5.16   Set at right angles to the northern building of the eastern range, a further barn forms the northern range of the L-shaped plan. This barn is constructed on red brick in running bond with a red tile roof, the roof ridge is slightly higher on this barn than on the northern structure of the eastern range. Fittings appear to be painted wood. Further modern additions have been made to the south and west of this barn (**Plate 71**) which appear to be of little interest.

4.5.17   Finally, further modern alterations to the rear of the 'main' barn take the form of a series of chimneys or flues related to the buildings present use as a fireplace showroom and sales office. Modern signage and security cameras across the whole of the building also contribute to this.

*Plate 71: Rear view of Medieval Barn at Otterpool Manor (**WS8**) looking northeast.*

4.5.18   The earliest available mapping for the farm is the 1769 Blatt map where a label between Upper Otterpool (**LB20**), and Otterpool Manor (**LB38**) reads '*Aster pool or Hardey Pool*'. On this map two structures are shown at Otterpool Manor one is set at 90 degrees to Otterpool Lane and the other is set back from the road at about 45 degrees. However, the accuracy of this map is questionable as it shows Upper Otterpool as being located very close to Otterpool Lane. It is therefore possible that the map shows either Otterpool Manor and another structure which may be the earlier barn, or that Otterpool Manor was at that time only an out-farm of Upper Otterpool which was the main manor house until the mid-17th century. If the latter is the case it

also draws into doubt the claim that Otterpool Manor is mid-17th century in date and the date on the side of the building which reads '*R -1633 – C*' which presumably equates to Regina 1633 Charles the 1st.

4.5.19 The 1797 OS drawing shows Otterpool Manor, marked as '*Little Otterpool*', as two structures though this time in an arrangement more like that found today with the structure to the north slightly closer to the road and the one to the south set back a little further. Little other detail is discernible from this map.

4.5.20 The farm itself is bisected by a public footpath and sits within an area of large-scale regular enclosed fields consistent with 18th/19th century enclosure which is typical of the Downlands area in which Lympne is included (Historic England 2014a).

4.5.21 On the 1841 Lympne Tithe Map the farm is still marked as Little Otterpool but the house and barn are evident in their present configuration. It is clear on the tithe map that the surviving L-shaped barn configuration dates from at least this time or earlier. By the 1877-76 OS map the large barn to the rear of the farm, built in ragstone, has appeared and the small square building on the front of the 'main' barn may also be extant. It is certainly present on the 1871-1883 OS map which also give a good level of detail about the divisions of buildings within the barn range.

4.5.22 There is little further change in the complex until the 1970-74 OS map where the square structure at the front of the 'main' barn is clearly divided into three pigsties.

Assessment of Significance

4.5.23 The barns demonstrate a high degree of external survival of their original form and appearance but have been extensively renovated internally and further investigation would be needed to establish the extent of internal survival. The buildings therefore offer a readable range of agricultural structures of varying use and have group value both as a structure and when taken with Otterpool Manor. The barns and other structures form an L-shaped complex which is typical of medium scale farms in the South-East region (Historic England 2014a). These L-shaped arrangements are often the result of shelter sheds and other structures being attached to an earlier barn (Historic England 2014b), as is the case at Otterpool Manor. The addition of the large ragstone barn to the west of the L-shaped range (**Plate 72**) in the mid-19th century partially enclosed the area between the L-Shaped range and the ragstone barn is also very typical of the development of these types of L-shaped plan farms and many indicate an increase in the scale of the farm from this period onwards.

*Plate 72: Mid-19th century ragstone barn with red brick quoins and detailing to the west of the Barn (**WS8**).*

4.5.24 The L-shaped barn has group value with both Otterpool Manor (**LB38**) and Upper Otterpool (**LB20**), as well as the ragstone barn to the west. Its main setting comprises the surrounding farmland, which is slightly impact by the presence of later 20th Century agricultural buildings.

4.5.25 The barn (**WS8**) offers aesthetic and evidential value through the survival of its original structure and character and its evidence of the development of the farm over time from the mid-18th century, or before, into the modern period. In addition, the group value of this asset adds to its aesthetic value. The barn also offers historic value, which is based in its illustrative value to interpret past activity and the agricultural development of Lympne and the wider area.

4.5.26 As it is likely that this barn represents in part a possible medieval survival its main significance is based in this early date and its intact character. Historic England states in the National Farmsteads Character Statement (Historic England 2014b) that survival of pre-1750 agricultural structures within this region is medium to high with conversion rates also high. The barn at Otterpool Manor has been converted but retains all its external character as this has been sensitivity achieved.

Recommendations

4.5.27 This barn has strong evidence for medieval origins and is characteristic of the vernacular of the local area both in form and in materials. As such it presents evidence of the development of agricultural construction methods and techniques over the period of the 18th and 19th centuries due to its development over this period. It has clear group value with Otterpool Manor and the 19th century ragstone barn within its immediate setting, which indicate that it lies within the curtilage of the Grade II Listed Otterpool Manor. Given these factors both this barn and the later 18th Century addition to the rear would be **listed under curtilage**.

Upper Otterpool (BH20)

4.5.28 Upper Otterpool is at present a Grade II listed building and has possible Tudor origins (**LB20**, Arcadis 2016). The original farm complex had a working farmyard which is now occupied by later agricultural buildings which comprise barns styled in the local vernacular which allows them to contribute to the setting and character of the farm and surrounding area, they also add aesthetic value to the complex. To the north east of the main farm building is a possible pigsty which is shown in the same form on the 1st 1.2500 OS map of 1871-1883.

4.5.29 The pigsty is a single story red brick squat L-shaped building constructed in stretcher bond with a hipped roof clad in brown tiles. Behind and supporting the grey guttering is a row of projecting dentil bricks. Repair work can be seen, from a slightly different red brick and mix match in the bond, on the southeast side. In the corner of the L-shape is an old water metal water pump and trough, it is unknown if this is an original feature (**Plate 73**).

Plate 73: Pig Sty at Upper Otterpool looking north

Plate 74: Second barn at Upper Otterpool

4.5.30 A second outbuilding at Upper Otterpool exhibits likely aspects of early post-medieval character including timber-framed construction and a catslide roof (**Plate 74**).

Assessment of Significance

4.5.31 The outbuildings demonstrate a high degree of external survival of their original form and appearance but further investigation would be needed to establish the extent of internal survival. Although later than Upper Otterpool these buildings offer a readable range of agricultural structures of varying use and have group value both as a structure and when taken with Upper Otterpool.

Recommendation

4.5.32 The outbuildings at Upper Otterpool clearly belong to the listed farmhouse and as such would be considered as **protected under its curtilage**.

5 Conclusions and Recommendations

5.1.1 A total of 50 assets have been investigated, including farm-houses, out-farms, other agricultural buildings, houses, a railway station, and a group of military structures relating to the former Lympne Airfield. Out of these a total of 8 assets have been assessed as being likely to meet the listing screening criteria. One of the assets (**WS9**) consists of a row of three cottages which effectively takes the total of buildings to 11. The remaining 42 were determined as not likely to meet the listing screening criteria and are therefore not considered to be of national or high regional significance.

5.1.2 Those that would be likely to meet the listing screening criteria are;

- **BH3** - Westenhanger Station – an early second phase construction date, differs from other examples of this time and remains largely unaltered;
- **BH24** – Twin Chimneys Farm – an early example of a small isolated farm of possible medieval date, largely intact and still set within its original landscape;
- **BH25** - Farmstead South-west of Newingreen – an early example of a planned courtyard farm, unaffected aesthetically by modernisation, still holds its local character;
- **WS9** - Arts and Crafts Cottages – group of 3 cottages which will be considered under one listing, forming an early example of the Arts & Crafts Movement, displaying local character and little altered;
- **WS10** - Oast House at Barrow Hill Farm - The oast house at Barrow Hill Farm is a rare example of an unrenovated oast house with clear evidential and aesthetic values representing Kentish character and retaining original fixtures;
- **28** - The Battle HQ due to its national significance and strong survival of fabric and fixtures;
- **32** - Pickett Hamilton Fort west of Otterpool Lane due to its national significance and rarity;
- **BH28** - Berwick Manor Farm - A farmhouse dating from at least the 18th century. Even though the building has been altered throughout the years it still retains its historical core and the alterations add to rather than detract from the history of the property.

5.1.3 Several of the assets can be considered protected by virtue of lying within the curtilage of existing listed buildings. Curtilage is defined by Historic England as follows *'as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed.'* These heritage assets can give additional significance and value to the properties or they may not have any significance at all. Those assessed here comprise:

- **BH20** – Barns at Upper Otterpool (**LB20**)
- **WS6** – Outbuilding at Bell Vue (**LB21**)
- **WS8** – Barns at Otterpool Manor (**LB38**)
- **WS24** – Otterpool Cottage at Bell Vue (**LB21**)

APPENDIX A

Gazetteer of Heritage Assets

Table 7 - Gazetteer of Military Assets

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
4	TR 13 NW 134	610400 136079	Auxiliary Unit Operations Base	Modern	No	Due to lack of significance or rarity.
28	TR 13 NW 71	610841 136139	Battle HQ and Bunker/ Shelter	Modern	Yes	Due to the well-preserved nature of the building, its key military history and development of Lympne airfield
32	TR 13 NW76	610904 135574	Pickett Hamilton Fort	Modern	Yes	National rarity, significance in the development of defence technologies, links to Lympne Airfield and local business New Kent Construction Company.
60	TR 13 NW 86	61174 135844	Pickett Hamilton Fort north of Link Park Industrial Estate	Modern	No	Not known if still exists above ground
35	TR 13 NW 79	610835 135547	8 RAF huts Western side of Lympne Airfield	Modern	No	Due to lack of significance and commonality at other military bases/airfields. In a poor condition
30	TR 13 NW 74	610932 135512	Gas Decontamination Building	Modern	No	Not the finest examples of its type
31	TR 13 NW 75	610890 135493	At least 8 Air Raid Shelters	Modern	No	Due to their commonality
39	TR 13 NW 84	611529 135257	Runway	Modern	No	No historic links to significant periods in the sites history.
40	TR 13 NW 72	611372 135128	Aircraft Dispersal Pen	Modern	No	Not much remains of the structure above ground and it is in poor condition.
BH42	TR 13 NW 138	611401 135014	Pillbox	Modern	No	Possibly no longer extant, could not be

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
						seen during either site visits.
BH43	TR 13 NW 139	611300 135900	Pillbox	Modern	No	No longer extant.
BH44	TR 13 NW 140	611500 135900	Pillbox	Modern	No	Assumed to be no longer extant, not seen on either site visit.
BH45	TR 13 NW 141	611800 135900	Pillbox	Modern	No	Assumed to be no longer extant, not seen on either site visit
BH46	TR 13 NW 143	612000 135800	Pillbox	Modern	No	Assumed to be no longer extant, not seen on either site visit.
BH47	TR 13 NW 145	611100 135900	Pillbox	Modern	No	No longer extant.
WS19		612750 136367	Possible Military Building and Warehouses at Westenhanger	Modern	No	The buildings are not remarkable, have been reused and adapted in recent decades and original feature survival is poor.
WS20		611942 136525	Munitions Store	Modern	No	The buildings are in a poor condition, have lost their original settings and context.

Table 8 - Gazetteer of Farms and Outfarms

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
BH6	MKE88390	609414 137050	Harringe Court	Post Medieval	No	Modern construction and loss of all historic elements of farmstead.
BH13	MKE88408	610959 137151	Barrow Hill Farm	Post Medieval	No	Due to insufficient quality or unique design.

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
BH17	MKE88412	610870 137300	Farmstead South-East of Railway Cottage	Post Medieval	No	Developed over the years, has been modernised and lost original buildings. As it is longer a working farm it has lost its original function.
BH24	MKE88429	612860 136609	Twin Chimney Farm	Post Medieval	Yes	Due to strong survival of early fabric and character in the vernacular style and its potential early date, pre-18th century.
BH25	MKE88430	612594 135969	Farmstead South-West of New Inn Green	Post Medieval	Yes	Buildings are in good survival of form and fabric (vernacular style) from an early date, some modernisation has occurred but this does not detract from the rest of the buildings.
BH28	MKE88433	612377 135534	Berwick Manor Farm	Post Medieval	Yes	Good survival of historic fabric even though the property has been altered throughout its history, this has changed its setting, however the farmhouse remains largely intact.
BH32	MKE88441	613197 136982	Hillhurst Farm	Post Medieval	No	Due to the mid-late 19th century alteration to the form of 'polite' architecture common in the area from this period.
WS10		610941 137136	Oast House at Barrow Hill Farm	Late 1800s	Yes	Not of sufficient quality, date or unique design.

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
WS10		610926 137174	Barn at Barrow Hill Farm	Post Medieval to Modern	No	Late construction date and greatly altered.

Table 9 - Gazetteer of Houses

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
WS2		611393 134987	The Lodge	Post Medieval to Modern	No	Late construction date and greatly altered.
WS3		611420 134985	Old Mill Cottage	Post Medieval	No	Due to the property being extensively remodelled and added to over the years despite signs of the survival of possible original fabric within exterior ways.
WS5		610860 137098	Ivy Cottages	1887	No	Similar in style to other **WS5, WS28** and **WS26**. Building is not unique to area but should be considered as a group with other **WS5, WS28** and **WS26.**
WS5		610851 137168	Oak Cottages	1985	No	Similar in style to other **WS5, WS28** and **WS26.** Buildings are not unique to area but should be considered as a group with other **WS5, WS28** and **WS26.**
WS7		611026 135114	Cliff Cottage	Post Medieval to Modern	No	Exterior of the property (or entire property) appears to have been remodelled in the 19th century which has resulted in loss of original

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
						features and fabric.
WS9		612789 136408	Arts and Crafts Cottages	1873	Yes	3 properties to be considered under one listing. Due to the strong positive contribution to Stone Street and represent of local Arts and Craft Movement architecture.
WS11		610833 136999	Humble Bee Hall	1763	No	Large amount of remodelling/ extensions to property has resulted in loss of original fabric and features even though the alterations are in keeping with the buildings character.
WS12		611881 136641	Rose Cottage – possible site of early cottage	Post Medieval to Modern	No	The original Rose Cottage has probably been replaced by a property which may represent local working-class accommodation. External rendering on property has little aesthetic value.
WS13		610861 136965	Humble Bee Cottage	Post Medieval	No	Property appears largely unaltered and has an early construction date but the style is common elsewhere in the area.
WS15		611548 134975	Newell Cottage, Aldington Road	Medieval to Post Medieval	No	Greatly altered property with little sign of the survival of original fabric or features

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
						despite early construction date.
WS18		609343 137208	Harringe Cottages	1898-99	No	Similar in style to both **WS5, WS28** and **WS26**, however the buildings are not unique to area.
WS21		610745 137499	Bernhurst	Late 1800s/ Victorian	No	Building displays similar characteristics to others in the Kent area but it is not a unique property. Could be considered with others in the Barrow hill area under a group listing.
WS22		610818 137325	Grove bridge House	Late 1800s/ Victorian	No	Similar in style to **WS25, WS23** and **WS29.** Building is not unique to area but should be considered as a group with **WS25, WS23** and **WS29.**
WS23		610829 137266	Klondyke Cottages	Late 1800s/ Victorian	No	Similar in style to **WS25, WS22** and **WS29**. Building is not unique to area but should be considered as a group with **WS25, WS22** and **WS29.**
WS25		610840 137223	St Johns Cottages	Late 1800s/ Victorian	No	Similar in style to **WS23, WS22** and **WS29**. Buildings are not unique to area and have been altered but should be considered as a group with **WS23, WS22** and **WS29.**
WS26		610856 137124	Mistletoe and Ottermere Cottages	Late 1800s/ Victorian	No	Similar in style to both **WS5**s and **WS28.** Building is not unique to area but should be

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
						considered as a group with both **WS5**s and **WS28**.
WS27		610858 137111	Merlin Cottage	Late 1800s/ Victorian	No	Building displays similar characteristics to others in near vicinity but it is not a unique property. Could be considered with others in the Barrow hill area under a group listing.
WS28		610860 137089	Chapel Cottages	1891	No	Similar in style to both **WS5**s and **WS26**. Building is not unique to area but should be considered as a group with both **WS5**s and **WS26.**
WS29		610836 137455	Gables East and West	Late 1800s/ Victorian	No	Similar in style to **WS25, WS22** and **WS23.** Building is not unique to area but should be considered as a group with **WS25, WS22** and **WS23.**

Table 10 - Gazetteer of Other Assets

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
BH3	TR 13 NW 38	612802 137230	Westenhanger Station	Post Medieval to Modern	Yes	Station reflects an architectural style which is rare in Kent and South-East Rail Line. The station also forms part of the early stage of the second phase of the development of the railway industry and as it is relatively unaltered.

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
WS4		610901 136885	Milestone on A20 at southern end of Barrowhill	Post Medieval	No	Asset is in a poor condition and is no longer legible and there are others present within the wider area.

Table 11 - Gazetteer of Curtilage Listed Assets

Project ID	HER no.	NGR	Name	Period	Meets Criteria?	Reason
BH20	MKE88418	611259 136267	Barns at Upper Otterpool	Medieval to Post Medieval	Under Curtilage	Buildings have strong evidence for medieval origins and characteristic of the local vernacular in form and in materials despite modern usage. Both barns would be protected under curtilage.
WS6		610953 135202	Outbuilding at Bell Vue	Post Medieval to Modern	Under Curtilage	Barn has an early construction date and has been little altered. The building is not exceptional but shares significance with Bell Vue House as part of a group.
WS8		610985 136514	Barns at Otterpool Manor	Medieval to Post Medieval	Under Curtilage	Both structures belong to the listed farmhouse and as such would be considered as protected under its curtilage.
WS24		610955 135227	Otterpool Cottage at Bell Vue	Post Medieval to Modern	Under Curtilage	Cottage has an early construction date but has been altered. The building is not exceptional but does share significance with Bell Vue House as part of a group.

APPENDIX B

Listing Criteria

The following Listing Criteria covers the range of non-designated building and are based on the Designation Listing Selection Guides produced by Historic England. These have been reviewed to produce a summary of listable aspects for the respective building type which are referred to during the review of individual buildings which follows.

Vernacular Buildings

Several of the identified non-designated buildings fall under the criteria of 'Vernacular Buildings' belonging to the Kentish rural tradition in varying styles. These vary from buildings with potentially medieval structures, comprising multiple roof-pitches and timber-framing, to later rural buildings including brick-built and timber-farmhouses and outbuildings.

Domestic I: Vernacular Buildings

Domestic I: Vernacular Buildings defines vernacular as (Historic England 2011d);

'houses built in the main from locally available materials that reflect custom and tradition more than mainstream architectural fashions, are a conspicuous and much-loved component of the English landscape, both rural and urban.'

Key attributes to consider for designation of vernacular buildings are;

REGIONAL AND LOCAL CHARACTERISTICS

(see details concerning Kentish tradition below)

THE DATES OF BUILDINGS, AND RATES OF SURVIVAL

Pre-1700 buildings which retain significant degree of early fabric, rarity of type, in type or high degree of survival in later buildings.

INNOVATION

Less of an issue with vernacular buildings than other types but still a consideration, where new introductions are identified.

ALTERATION

Contributions to the interest of a vernacular building made by adaptation to changing use. 'Alterations of this type that are sympathetic to the vernacular fabric, demonstrate good design or are well-preserved exemplars of important trends, may add to, rather than detract from, the significance of the building, and should be noted in the list description.'

SPECIALIST FUNCTIONS

'Farmhouses frequently incorporated a dairy, cheese room, apple loft or brew house reflecting local agricultural practice. Others accommodated small-scale processing or industrial manufacturing either in rooms which doubled as domestic accommodation or in an additional room or rooms provided specifically for the purpose.'

PLAN-FORM, ROOM USE AND CIRCULATION

'Where a plan-form survives or remains intelligible, especially where it is unusual or incorporates ephemeral elements like screens and lightweight partitions, this may be sufficient to give the special interest required for designation even if the building's exterior is compromised: judgement is needed on a case-by-case basis.'

FIXTURES, FITTINGS, AND DECORATION

Extensive schemes of wall decoration such as painted schemes, wood panelling and decorative plasterwork seldom survive in anything like their complete form and, even where fragmentary, early interior decoration is likely to be of interest.

HOUSES AND INDUSTRY

Vernacular houses associated with industrial enterprises, whether provided by a mine or factory owner, a speculator or built by the individual worker, can form an integral part – along with the remains of industrial buildings, and even waste heaps – of a place, and thereby have greater interest.

MATERIALS, FINISH, AND GRADING

The best and most intact of houses of the fifteenth to eighteenth centuries will be listable at a higher grade. With medieval cruck buildings, as with aisled and timber-framed buildings, higher grades should be considered for examples which are particularly complete; which exhibit a finish indicative of high-status use, or which illustrate relatively uncommon constructional hybrids such as contemporaneous cruck and box-frame construction. Similarly, with medieval roofs, early, decorative, or technologically significant roofs should be listed at high grades, especially if other parts of the structure survive.

HISTORICAL ASSOCIATIONS

By their nature most vernacular houses have no documented association with well-known historical figures, but where these do exist and are identifiable, they should be taken into consideration.

Kent AONB (2014) Farmsteads Design Guide:

Significant characteristics of vernacular buildings in Kent are defined by the Kent AONB Farmsteads Design Guide as:

- Legible farm buildings with a locally distinctive architectural form and character, and use of building materials.
- Legible groups, where the historic buildings and spaces relate to each other.
- Legible settings, as part of the landscapes and settlements within which they developed.

Significant building-types include:

- Vernacular buildings which clearly belong to local building traditions, and were very rarely built after the 1880s.
- Designed buildings which display national influences in terms of their architectural style.
- Buildings such as oast houses and covered yards which may be industrial in their scale, form and use of materials such as iron and machine-made brick, but which are locally distinctive.

Landscape and settlement context:

- Substantially-intact small-scale farmsteads and smallholdings that are sited around areas of heath and other types of common land.
- Farmsteads within or next to the earthworks remaining from medieval and earlier settlements, cultivation, and land use.
- Farmsteads that have a clear visual and/or historic relationship to historic parks and gardens

Farmstead groups

- Any groups including a house and working building of 17th century or earlier date are of great importance. The Kent Downs has a high proportion of these by national

standards. 33.2% of recorded farmsteads have pre-1700 houses, and 6.8% a pre-1700 working building.

- Well-documented and notable farmsteads built to the designs of architects or engineers, which can post-date 1900. These can include industrial groups which are built to regular courtyard plans (sometimes with covered yards) and display the use of industrial building techniques.

Buildings

- Evidence for internal subdivision of barns into animal housing, concentrated in the Weald and found in other wood pasture and upland areas of England.
- Evidence for internal subdivision of barns into granaries and cart sheds/stables.
- Aisled barns, which comprise part of a major concentration of aisled barns in south-eastern England that extends into neighbouring parts of Europe.

Groups of buildings relating to the hop industry – Oasts (unconverted ones being very rare now), sometimes evidence for early kilns in other working buildings and hop pickers' huts.

- Materials and detail
- Thatch, 18th century or earlier brick and 18th century or earlier overlapping weatherboarding and butted boarding.
- Stalls and other interior features (e.g. mangers, hay racks) in stables and cattle housing of proven 19th century or earlier date are very rare in Kent.

Suburban and Country Houses

Whilst no areas of the site form suburban context some of the non-designated buildings identified for review fall under the criteria of 'Suburban and Country Houses'. These include structures identified at Barrow Hill, Sellindge, Stone Street and along Ashford Road, which fall variously under the 'mid-nineteenth detached and semi-detached house (1840-70)' and 'Suburban housing 1870-1900 and Arts and Crafts Movement types' identified by Historic England's Listing criteria (Historic England 2011c).

Specific considerations for when considering suburban and country and houses for designation are as follows;

- Pre-1700 recognisable survivors, even when substantially altered, whether individual houses or a group, are likely to be listable.
- 1700 to about 1840 houses surviving without substantial alteration will probably warrant listing, although some discretion may be necessary for later, more standard designs. The most complete and elaborate houses may be listable in a high grade if they can demonstrate intrinsic merit such as good-quality composition, detailing and a distinctive plan form.
- 1840 to 1939, because of the increase in the number of houses and estates built and surviving, a greater degree of selection will apply, with the threshold for listing becoming higher as they approach the present day.

The following criteria should be considered in reviewing these buildings;

AESTHETIC JUDGEMENT

Most houses which pre-date 1840 which are unaltered and of interest will be listable. Quality of elevational design, interest of planning, quality and survival of decorative elements, innovation rather than imitation form important considerations.

TECHNOLOGY

Intact and early examples of interesting technological improvements may add to a building's special interest.

ALTERATION

Alteration adapting to changing use requirements which makes a positive contribution to the building should be considered in determination.

SUBSIDIARY FEATURES & BOUNDARY WALLS

Features that can contribute to special interest include original walls; stone steps; storage vaults beneath the pavement; and ironwork including railings, gates, overthrows, lamp holders and boot scrapers. Walls should be treated as a subsidiary listed feature only where they share the same postal address as the principal listed building; if they do not (for example, where a property has been subdivided) they should be listed separately. In planning law, where walls are attached to, or fall within the curtilage of a listed building, they have statutory protection regardless of their merit.

INTEGRATED ASSESSMENTS

Particularly in terms of the larger country house it is essential to assess house, stables, garden, and other ancillary buildings together to ensure that a full appraisal is made of the ensemble and provide clarity as to where special interest resides.

REGIONAL VARIATION

The design stamp of a local builder or architect, and of peculiarly local vernacular forms or materials, should be represented on the lists.

PLANNED SETTLEMENTS AND ESTATES

Like town housing, suburban (and occasionally rural) developments can possess special interest because of their planning, their layout, their relationship with open spaces and roads, the overall architectural character, and its relationship to the site they occupy.

HISTORIC ASSOCIATIONS

Well-documented historic associations of national importance may increase the case for listing but normally a building should be of some architectural merit or it should be preserved in a form that directly illustrates and confirms its historical associations.

Agricultural Buildings

Many structures identified as part of this assessment fall under the criteria of 'Agricultural Buildings'. These vary in form and function but can largely be gathered under one banner. Several of these assets have been considered significant enough for consideration in this assessment.

 'Historic farmsteads and their buildings make a major contribution to the richly varied character of our countryside, and illustrate the long history of farming and settlement in the English landscape.' (Historic England 2011b)

ARCHITECTURAL QUALITY, SURVIVAL, AND GROUP VALUE.

A building which stands in a group with one or more listed structures is more likely to be of interest than a sole survivor.

If of early date or exceptional architectural quality, or which clearly represent the local farming traditions over time can strengthen the case for listing at a higher grade.

ASSESSMENT BY DATE RANGE

Complete planned farmsteads of the period up to and including the 1830s are of national significance and should normally be designated where they survive in good condition with the best listed at high grade.

More discrimination for the 1840-80 period with attention on exceptionally complete examples, estate architecture and innovative developments (technologically).

FORMER AGRICULTURAL BUILDINGS IN BUILT-UP SETTINGS

Survival of farm buildings in built-up areas may have an extra claim to special interest because of their rarity and eloquence to witness the pre-urban past.

REGIONAL DIVERSITY AND CHARACTER

Regional variation in farmsteads and individual building types is very marked and agricultural buildings often display some of the most important evidence of local building crafts.

Special values characteristic of the regional type/character are given appropriate weight.

FIXTURES AND ALTERATIONS

Features such as horse engines and structural alterations to accommodate significant innovative changes in farming practices will almost always add to a building's interest especially before 1840. Mounting block may also deserve inclusion.

RECONSTRUCTED BUILDINGS

Instances where buildings, primarily barns, have been dismantled and re-erected are quite common, and judgment will be needed as to the level of special interest of the resulting structure, and whether it retains a due degree of authenticity in its reconstruction. Likewise, collapsed buildings may warrant retention on the list where it is possible to salvage significant parts of their structure for re-assembly.

BARN CONVERSIONS

Judgment will be needed when determining the designation-worthiness of such buildings. The surviving architectural interest of the structure, authenticity of fabric and group value with other buildings are key factors in assessment.

OUTFARMS, FIELD BARNS, AND HAY BARNS

Any pre-dating the mid-18th are likely to be of interest, early examples which survive in reasonable condition are likely to be candidates for listing.

Similar character/in local style or unique/isolated.

Architectural quality and integrity should be considered in later examples.

Hay barns will be candidates where they possess distinctive architectural character or are associated with significant farmstead groups, late 19th century designation would be exceptional.

HISTORICAL INTEREST AND DATED BUILDINGS

Well-documented historical associations of national importance may increase the case for listing, although the building will still ideally possess intrinsic interest as well.

Locations of pioneering or promoting new technology/technique.

Buildings that are clearly dated.

Improving landlord of interest.

Transport Buildings: Railway Buildings

'As with all building types, transport buildings must be assessed in terms of their intrinsic value – special architectural, historic, planning, engineering and technological interest' (Historic England 2011e)

Railway buildings and structures fall into three broad categories. First, there are the new building types, invented specifically for the railways. Second, there are engineering works

such as tunnels with their portals, cuttings and their retaining walls, bridges, and viaducts. Third, there are building types that were adapted for railway use. These include warehouses, offices, engine and goods sheds, carriage works, stables and railway workers' housing.

Architecture and design quality, technical or construction interest, date, and extent of alteration will be key issues.

The more complete a transport complex is, the stronger the case for listing will be, as different components lend group value to each other, and show how the complex functioned overall.

Key attributes;

THE DATES OF BUILDINGS AND RATES OF SURVIVAL

When it comes to purpose-built railway structures, most pre- 1840 buildings will often be of international significance as being among the earliest railway structures in the world, and even partial survivals need to be assessed carefully.

Increasingly rigorous selection is required for buildings after about 1860: this reflects both the quantity of what remains, and the standardisation of design which was applied to buildings and structures erected along different railway lines.

The more complete a transport complex is, the stronger the case for listing will be, as different components lend group value to each other, and show how the complex functioned overall.

Multi-phased stations can be of special interest as well, but judgment will be needed as to the coherence of the ensemble, and the claims of the component elements. Architecture and design quality, technical or construction interest, date, and extent of alteration will be key issues.

DESIGN AND STYLE

The 1840s saw a massive expansion in the network and while the Italianate style was initially favoured, many designs were eclectic and realised in a variety of styles. Great care should be taken in seeking out work of this date because later alterations and extensions often hide it.

FIXTURES

As with industrial buildings generally, group value can be a key determinant. Some stations and goods yards need to be assessed, especially where they demonstrate the phased evolution of the railway system, through alteration and extension.

Smaller stations comprising the main station building sometimes with staff accommodation, canopies, waiting shelters, footbridge, signal box and goods shed, survived in vast numbers at the beginning of the twentieth century but have suffered grievously from alteration and demolition. Timber buildings, especially waiting shelters, are maintenance-heavy and easily vandalised, and have consequently been very susceptible to replacement in recent years and are becoming increasingly rare.

HISTORICAL ASSOCIATIONS

Some transport sites form elements in important networks and possess interest because of their historical significance, deriving from its pioneering date or influential nature. Elements on such networks will possess an extra level of interest because this associative interest, or linear group value, as it might also be termed.

Military structures

Several structures identified as part of this assessment fall under the criteria of 'Military Structures' belonging to the national corpus of military remains. These vary in form and

function but can largely be gathered under one banner. Though some assets may lend themselves more to listing and others more to scheduling, the criteria for the two assessments are much the same.

'More than in any other area, military remains have been the subject of complementary approaches to designation. Historically, listing has been applied to buildings in use: scheduling to those monuments where re-use is inappropriate, or in ruinous condition. In practice, there are listed inert buildings in ruinous condition, and scheduled monuments in use. The most appropriate designation regime will be applied to all candidates, and in some cases a review of the existing designation may be warranted.' (Historic England 2011a)

LOCAL AND NATIONAL SIGNIFICANCE

Local significance should not be underestimated as all sites have emotive power which connects the community to world events. Survival rates should also be considered.

HISTORICAL IMPORTANCE

Those which can demonstrate their centrality to national policy, were demonstrably key to campaigns, such as '*Operation Overlord*' or '*Battle for Britain*', or those with documented connections to key figures of interest. Also, those which evidence evolution of military tactics or technological developments.

PERIOD

Being strongly related to a phase of activity or development either at a site or related to national policy or technological advances.

RARITY AND SELECTIVITY

Being a rare survival or of unique design. Condition forms a part of this consideration and rarity should not be dismissed on period grounds as some more recent categories are now extremely rare.

INNOVATION AND REGIONAL VARITION

Sites which demonstrate innovation in their planning, their contribution to national defence strategy, or are innovative in terms of their technology, will have added interest.

Although most types of military site are nationally homogenous, others respond to local circumstances in their terrain, building materials or defence strategy. Variation is an important part of regional diversity and it is therefore important that candidates for designation reflect this.

SITE SIGNIFICANCE AND GROUP VALUE

Often military structures form part of ensembles and group value can greatly strengthen a case where group survival creates a legible ensemble in which function is strongly sensed and the military experience captured. Conservation area designation may be considered in this case.
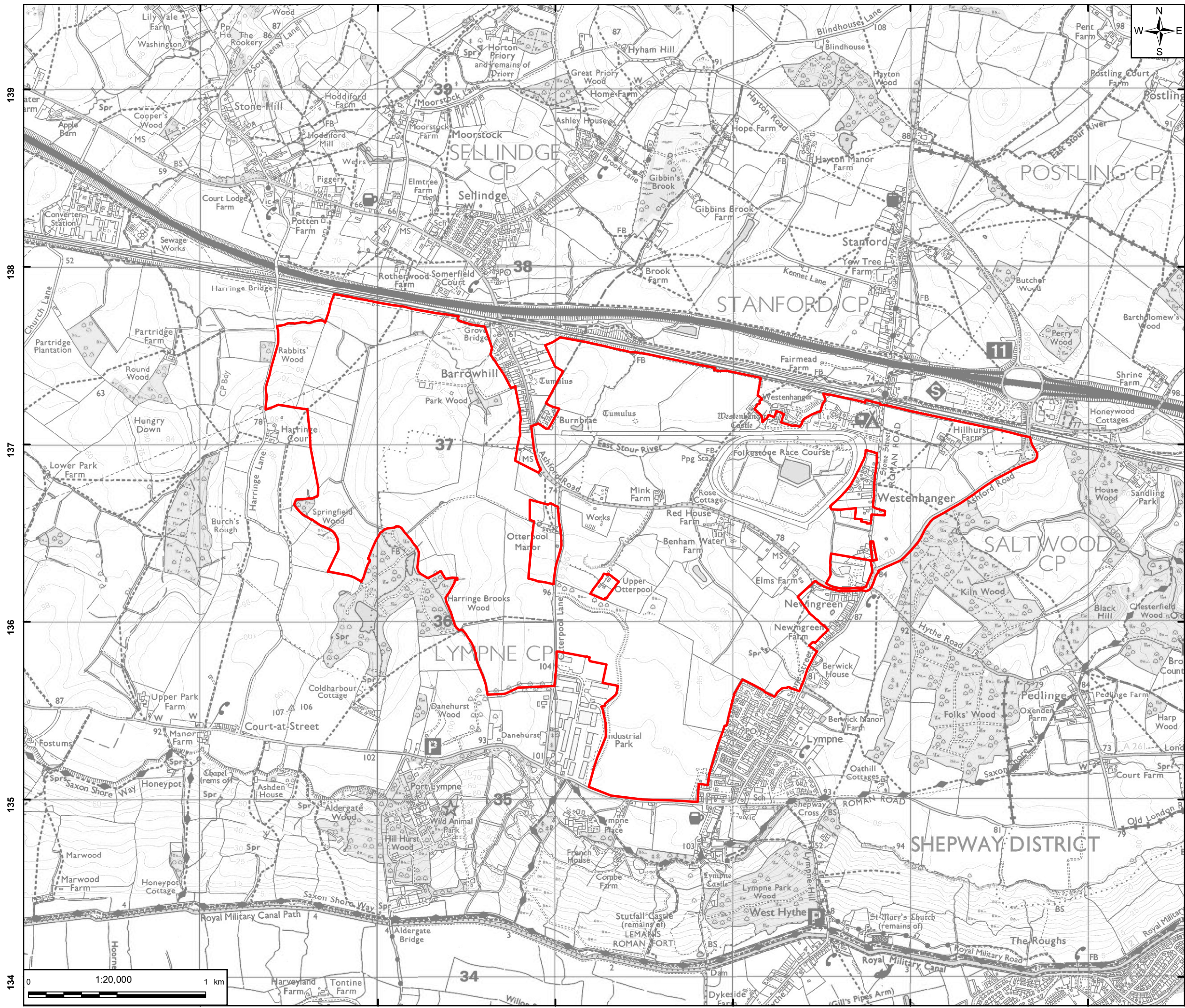
SURVIVAL AND SUSTAINABILITY

The case for listing will always be stronger where the structural integrity of a building remains, with evidence of internal configuration and occasionally plant and fittings, or where it retains its contemporary setting, character and relationship to other buildings, sites, and monuments. Graffiti can add to interest but is common.

For good examples of short-life structures, such as huts, the best approach may be to encourage their removal to museum sites where they can receive appropriate care. The survival of footings and plan-form, and of service roads and overall plan, can aid the legibility

and coherence where such structures survive as parts of larger sites, such as prisoner of war camps.

APPENDIX C

Figures

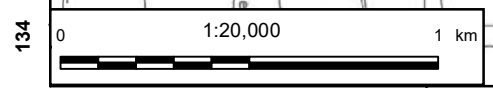| Rev 2	19 Mar 19	FIRST ISSUE		PN	KC	JW
REV	Date	Description		Drawn	Check	Approv

ARCADIS
Design & Consultancy
for natural and
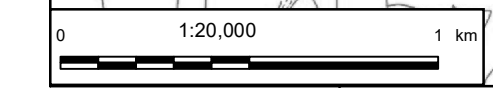built assets

Arcadis House
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& Hythe
District Council

OTTERPOOL PARK
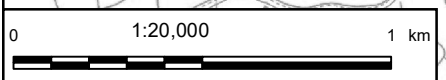
Figure 1
Site Location

scale	original size	datum	grid
1:20,000	A3	Sx	BNG

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Legend

Outline Planning Application Boundary (OPA)

1:20,000   0   1 km

Legend

Outline Planning Application Boundary

Listed Buildings
- I
- II
- II*

Scheduled Monuments

Lympne Conservation Area

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Figure 2
Designated Assets

scale	original size	datum	grid
1:20,000	A3	Sx	BNG

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Figure 3
Built Heritage Assets
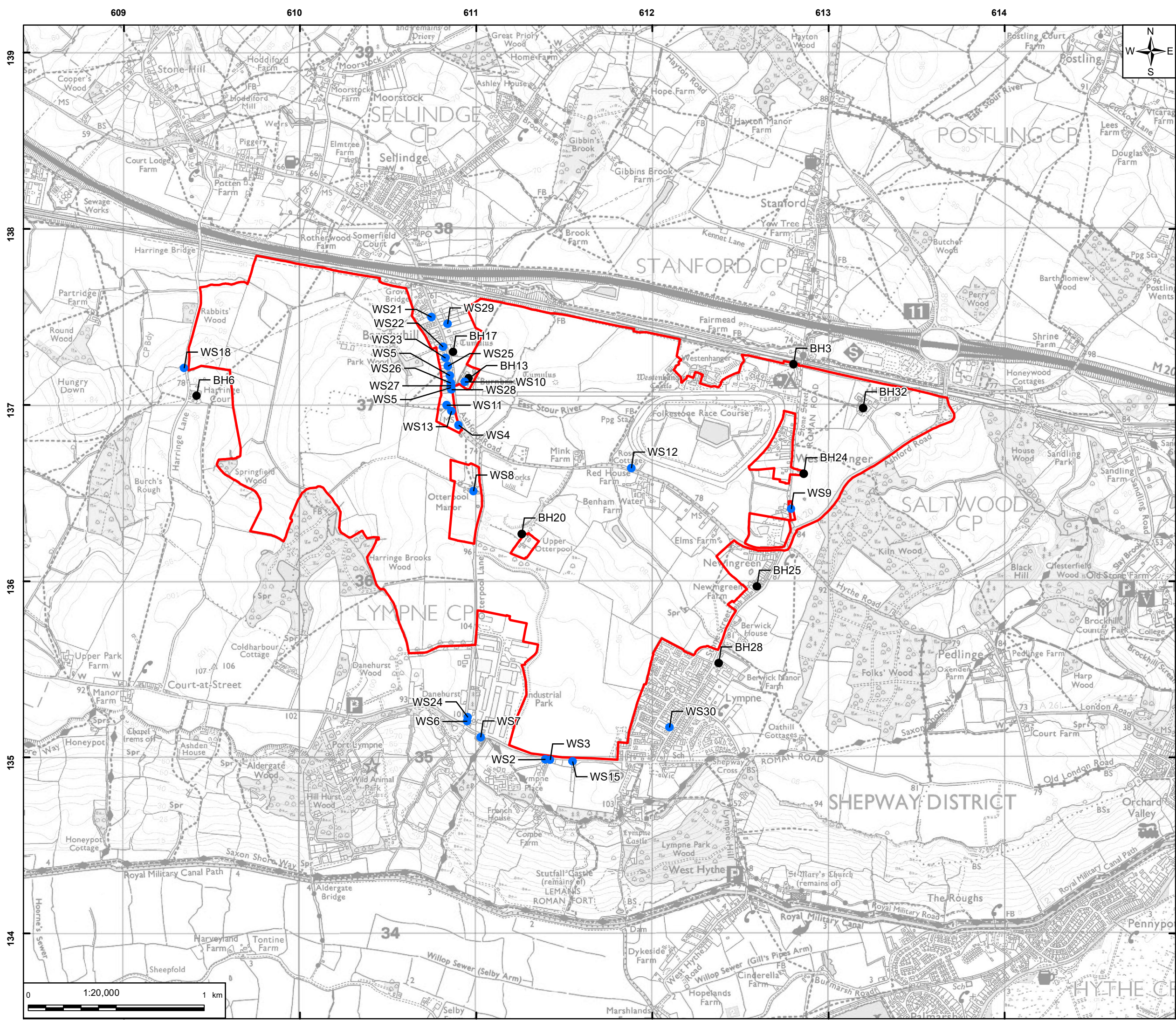
Legend

Outline Planning Application Boundary

WS = Walkover Survey assets (not recorded on KHER)

BH = Built heritage assets recorded on the KHER

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| scale | original size | datum | grid |
| 1:20,000 | A3 | Sx | BNG |

1:20,000   1 km

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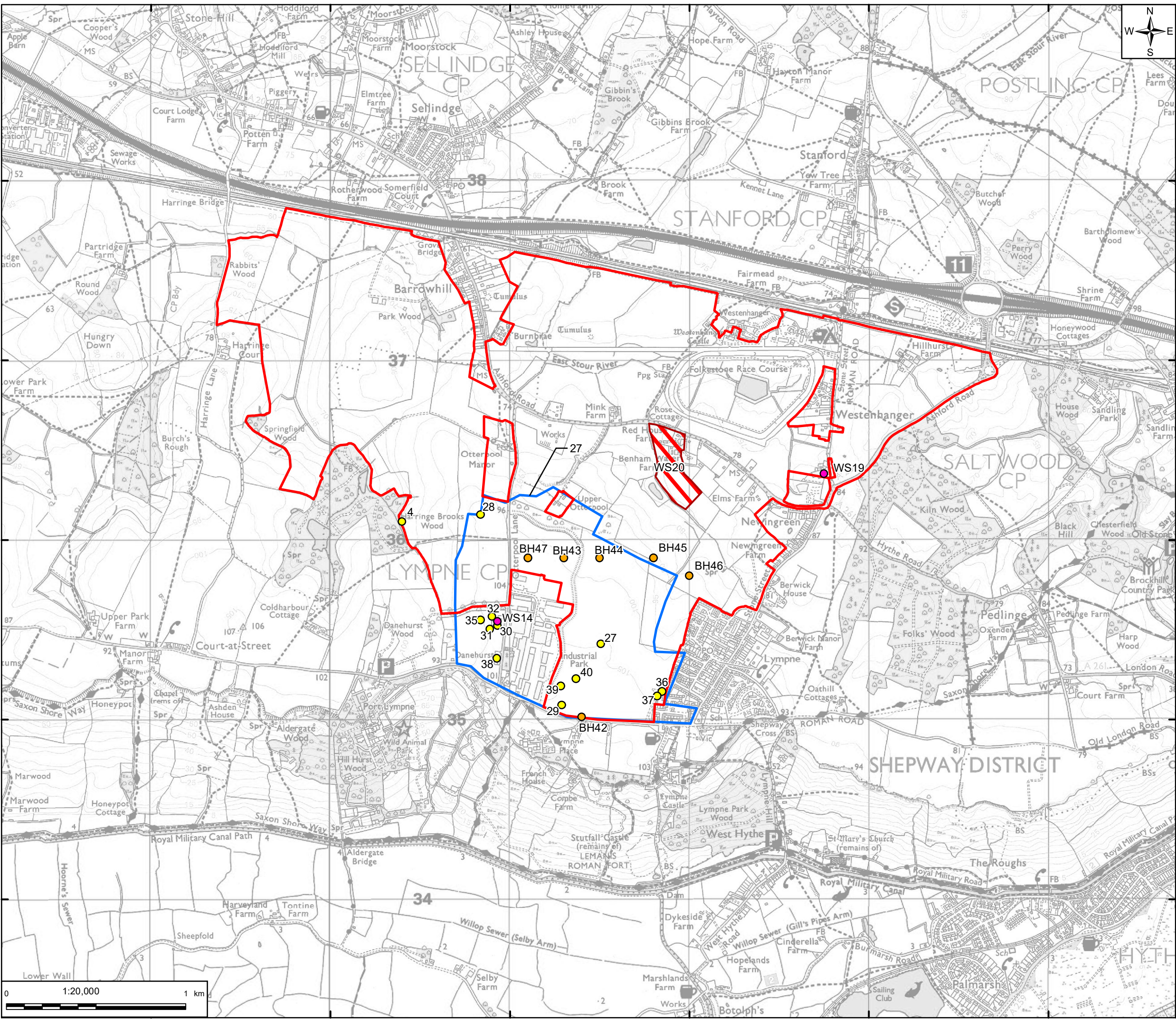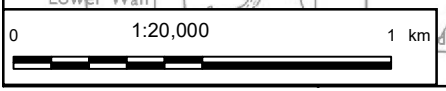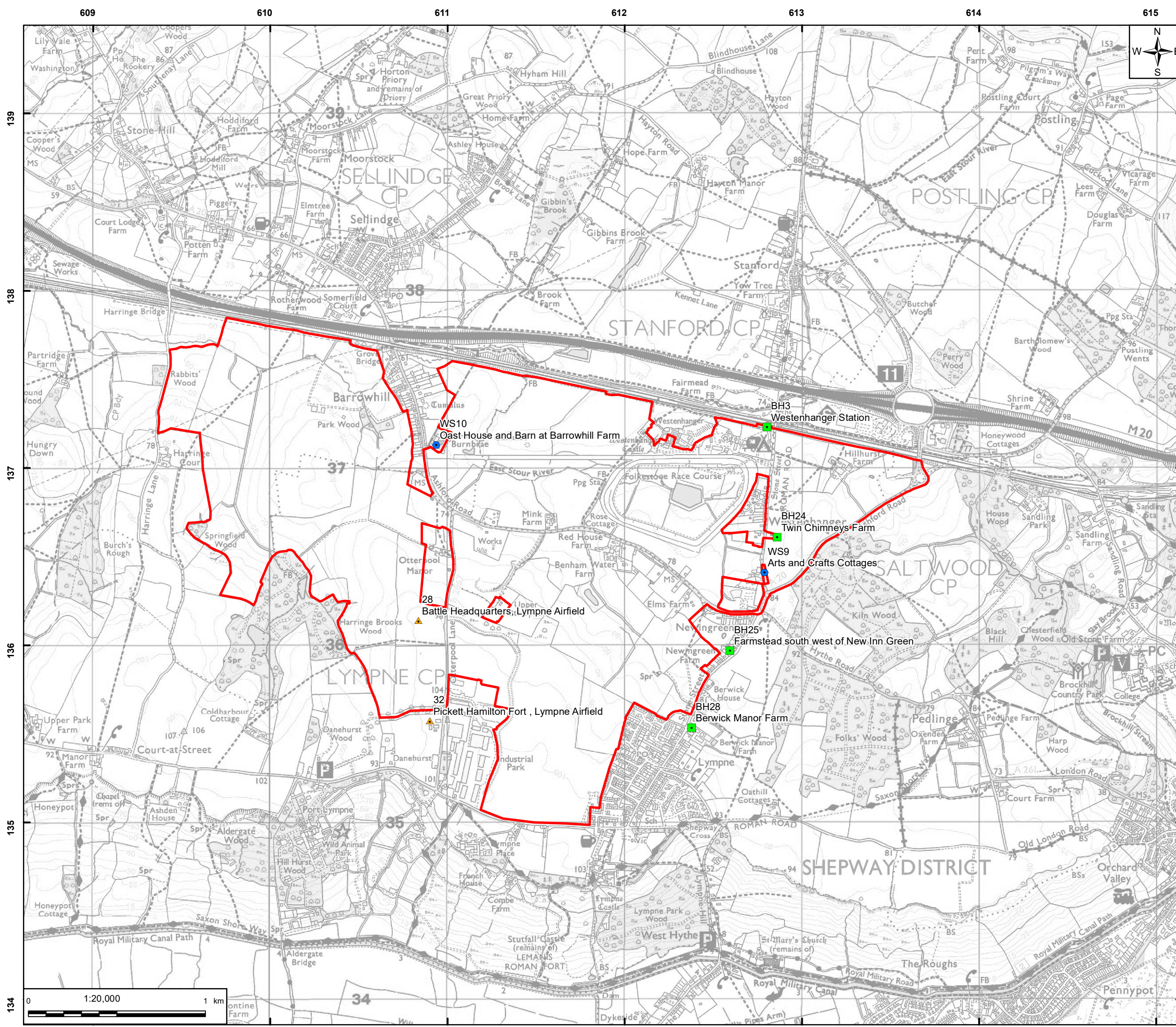
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Figure 4
Known military structures within the site

scale	original size	datum	grid
1:20,000	A3	Sx	BNG

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Legend

- **Outline Planning Application Boundary** (red line)
- **WS=Walkover Survey Assets** (blue dot)
- **HER Assets** (yellow triangle)
- **BH = Built Heritage Assets** (green square)

WS10
Oast House and Barn at Barrowhill Farm

BH3
Westenhanger Station

BH24
Twin Chimneys Farm

WS9
Arts and Crafts Cottages

28
Battle Headquarters, Lympne Airfield

BH25
Farmstead south west of New Inn Green

32
Pickett Hamilton Fort , Lympne Airfield

BH28
Berwick Manor Farm

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Figure 5
Built Heritage Assets and Military Structures of
Potential National or Regional Significance

| scale | original size | datum | grid |
| 1:20,000 | A3 | Sx | BNG |

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1:20,000   0   1 km

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