



The Woods, Hildenborough Kent

Heritage Statement



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Summary

Wessex Archaeology was commissioned by Open Architecture to prepare a Heritage Statement of land at The Woods, Hildenborough, Kent centred on Ordnance Survey National Grid Reference 555241, 147185. This study is intended to support a forthcoming planning application for the demolition and replacement of a barn within the site and its potential impact on the setting of the Grade II listed building The Woods. This document will not make an assessment to the effects of the development on potential archaeological remains.

The Woods comprises of two sections. The northern range is the former early 18th century two-storey cottage which is thought to have replaced an earlier building. Court rolls indicate the site has been occupied from at least 1579. In 1790, the property was purchased by the owner of Hall Place, Robert Burgess and in 1812 Roberts' widow Sarah Burgess (known as Sarah Harbroe from 1808) commissioned the construction of the Georgian country house front which was attached to the cottage. Also located within the site but separate from the main house, is a two-storey 19th century cottage known as The Woods Cottage, which was built as a stables and coach house for staff of The Woods. A 19th century stable block lies to the northwest of The Woods and the timber outbuilding due to be demolished is located in the southeast corner of the site. The Woods Cottage and the timber outbuilding are not included in the listing designation for The Woods.

The significance of The Woods is considered to be primarily derived from its evidential value; its historic and aesthetic value also contributes to its significance but to a lesser extent. Its significance and value primarily derive from its multi-phase development as an 18th century cottage and the later addition of the 19th century Georgian country house front. The setting of The Woods is restricted to the property boundary, with the site enclosed in all directions by mature trees that have enclosed the property since at 1769. The gardens, The Woods Cottage and the stable block present within the setting make a positive contribution to the significance of The Woods.

This assessment has established that the existing building is a does not hold much historic value having replaced an earlier structure between 1908 and 1936 and was extended in the 1960s. It is therefore not considered to contribute to the significance of The Woods. The current state of disrepair of the outbuilding is considered to have a negative impact on the immediate setting of The Woods.

It has been determined that the proposed development will have a neutral impact on the setting of The Woods and its construction is not expected to affect the setting of the asset. The proposed design characteristics will preserve the existing form and massing of the existing timber building. The use of the new building as ancillary to the main house, will also reflect the use of the existing barn. The materials that have been chosen and the style and massing of the new building have been selected to be contemporary but also to reflect typical barn architecture particularly through the use of timber panelling in some areas.

The proposed building will be set in the southeast corner of the Site away from the immediate setting of the Woods which contributes most to the significance of the asset. The existing treeline between the proposed development and The Woods will also be retained, preserving the division between the two areas and screening the new building from view within the immediate setting of the house. Overall, it is considered that the proposed building is not expected to harm the significance of the asset.



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The Woods, Hildenborough, Kent

Heritage Statement

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Open Architecture, (hereafter 'the Client'), to prepare a Heritage Statement for land at The Woods, Hildenborough, Kent (hereafter 'the Site', **Figure 1**), centred on National Grid Reference (NGR) 555241, 147185. The Site contains a Grade II listed building which is listed as a 19th century house, two stories in height, with an 18th century rear cottage.

1.1.2 Pre-application advice was sought from Sevenoaks District Council for the proposed scheme and a heritage statement was requested by the Conservation Officer to consider the impact of the proposed scheme on the significance of the surrounding built heritage assets, principally the effects on the Grade II listed house The Woods present within the Site. This document does not make an assessment of the effects of the development upon below ground archaeological remains.

1.2 The Site

1.2.1 The Site comprises of an irregular parcel of land of approximately 0.7 ha located in between the villages of Leigh and Hildenborough, approximately 500m to the north of Leigh, 2.3km to the southwest of Hildenborough and 3.9km to the northwest of Tonbridge. The Site is currently occupied by the Grade II listed building The Woods (**Plate 7-12**) and its associated grounds, a 19th century cottage known as The Woods Cottage (**Plate 6**), a 19th century stable block (**Plate 10**) and a timber outbuilding (**Plates 1-3**). The Woods Cottage and the timber outbuilding are not included in the listing description of The Woods and are therefore not statutorily protected.

1.2.2 The Site is surrounded by mature trees in all directions. The Site is bordered to the west by the B2027. Beyond the B2027 are two farmhouses and a number of converted farm buildings including a Grade II listed dairy building (List Entry: 1258601), Grade II listed Home Farmhouse (List Entry: 1258600), Grade II listed barn (List Entry:1258602) and Grade II listed Home Farm Cottage (List Entry:1273193). Beyond these is the Grade II* listed Registered Park and Garden (List Entry: 1000934) associated with Hall Place (List Entry: 1258589). The Site is bordered to the north, south and east by open grassland and agricultural fields.

1.2.3 The Site is relatively flat with an approximate elevation of 33m above Ordnance Datum (aOD). Local topography remains relatively flat in all directions before rising to the south towards the Weald.

2 METHODOLOGY

2.1 Aims and scope

2.1.1 The specific aims and scope of this assessment are to:

- *outline the known built heritage assets within a Study Area extending 500m from the Site boundary;*
- *assess the significance of built heritage assets through weighted consideration of their valued components;*
- *assess the heritage implications of potential development or other land changes on the significance of the heritage assets and their setting in accordance with the requirements of the National Planning Policy Framework (NPPF); and*
- *make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.*

2.2 Sources

2.2.1 A number of publicly accessible sources of primary and synthesised information were consulted. A summary of the sources consulted is given below. Historic Environment Record (HER) data was acquired from the Kent Historic Environment Record to provide historic context for the Site and its surroundings.

Cartographic sources

2.2.2 A search of historic maps, including Ordnance Survey (OS) maps was made at the Kent History and Library Centre. Maps and associated historical sources were consulted to clarify the development of the Site through time. All maps consulted in the preparation of this document are listed in the **References** section.

Internet Sources

2.2.3 The information regarding the statutorily designated sites was obtained from the National Heritage List website (<http://list.historicengland.org.uk/mapsearch.aspx>).

2.3 Site visit

2.3.1 A site visit(s) was carried out on the 23rd May 2018. The purpose of the Site visit was to inspect the existing buildings within the Site, principally the Grade II listed The Woods. The immediate surroundings of the Site were also inspected to assess the setting of The Woods. Weather conditions were clear and dry with intermittent episodes of strong sunlight that has affected the quality of some of the images taken during the Site visit.

2.4 Best practice

2.4.1 This heritage statement has been carried out in accordance with the Chartered Institute for Archaeologists' Standards and guidance: desk-based assessment (ClfA 2014).

2.5 Assumptions and limitations

2.5.1 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 assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.6 Copyright

2.6.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property

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3 PLANNING BACKGROUND AND DESIGNATIONS

3.1 Introduction

3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

3.2 Planning Policy, Legislation and Guidance Documents

3.2.1 The relevant planning policy, legislation and guidance documents includes the following:

- **Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990** – this Act requires planning permission before any development of land and Local Planning Authorities may grant permission for development, subject to sections 66, 67, 72 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- **Planning (Listed Buildings and Conservation Areas) Act 1990** – works affecting listed buildings and conservation areas require further planning approval (for example Listed Building Consent or Conservation Area Consent in the case of demolition of a building within a conservation area) prior to commencement.

3.2.2 The **National Planning Policy Framework (NPPF)** was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5 (PPS5). It is a framework of policy statements that serve as guidelines for local authorities to ensure that the impacts of planning application proposals have been considered and mitigated appropriately. Proposed development should meet NPPF requirements otherwise the application may be refused.

3.2.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. See **Appendix 2** for a full list of policy statements relating to archaeology and heritage. The specific paragraphs that are relevant to this Site are Paragraphs 128, 129, 131, 132, 133 and 134.

3.2.4 **Conservation Principles, Policies and Guidance, English Heritage 2008** – this guidance document was written by English Heritage (EH), which has subsequently changed into Historic England as of March 2015. However, this guidance still stands until a future document is issued to replace it. It addresses ways of assessing the significance of the Site and the surrounding heritage assets, whether they are below or above-ground. The significance of each asset assessed is based on the following values as defined in the EH document: *Conservation Principles, Policies and Guidance* (EH 2008, 28-31):

- **Evidential** value derives from the potential of a place to yield evidence about past human activity;

- **Historical** value derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
- **Aesthetic** value derives from the ways in which people draw sensory and intellectual stimulation from a place;
- **Communal** value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

3.3 Local planning policy

- 3.3.1 The Site is situated within the administrative boundaries of Sevenoaks District Council which adopted *Sevenoaks Core Strategy Development Plan Document* on 22nd February 2011. The Core Strategy sets out the strategic policy for further development within the district to 2016 (Sevenoaks 2011). Planning policy that is relevant to this report is SPO1.
- 3.3.2 In February 2015, Sevenoaks District Council adopted the *Allocations and Development Management Plan* (ADMP) (Sevenoaks District Council 2015). The ADMP acts as tool to implement and build on the strategic vision of the Core Strategy. Planning policy that is relevant to this report is EN4.
- 3.3.3 The full scope of each policy is provided in **Appendix 2**.

3.4 Heritage assets in and around the Site

- 3.4.1 Designated heritage assets are defined in NPPF Annex 2 as:
- 3.4.2 *'World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered park and gardens, registered battlefields and conservation areas designated under the relevant legislation.'*
- 3.4.3 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.
- 3.4.4 **Site**
- Designated heritage assets*
- 3.4.5 The Site contains a Grade II listed house known as The Woods (List Entry: 1258598) which is described as;
- 'Early C19 house of 2 storeys, 3 windows. Low pitched, hipped, slate roof. Eaves soffit with paired brackets below moulded cornice. 1st floor slightly recessed sash windows with glazing bars. Similar sashes in canted bays on ground floor. Central prostyle porch with reeded frieze. Half glazed door. Inside reeded doorcases and original marble fireplace surround, also with reeding. Staircase of period. At back remains of early C18 cottage altered and re-roofed when main house was built' (NHLE 1258598).*
- 3.4.6 The full list entry description is presented in **Appendix 4**.

Non-designated heritage assets

- 3.4.7 Located within the Site are two buildings that are of 19th century date that while non-designated are of some historic and architectural value and relate to the historic development of the Site. These comprise The Woods Cottage (**Plate 9**) and the stable

block (**Plate 10**) located to the rear of The Woods. These are discussed in greater detail in **section 4.3**.

3.4.8 **Study Area**

3.4.9 Within the 500m Study Area, the following heritage assets were identified:

- *Grade II listed Home Farmhouse (1258600), located 30m to the west of the Site;*
- *Grade II listed Dairy Building to the north of Home Farmhouse (1258601), located 45m to the west of the Site;*
- *Grade II listed Large Barn to the west of Home Farmhouse (1258602), located 70m to the west of the Site;*
- *Grade II Home Farm Cottage (1273193), located 30m to the west of the Site;*
- *Grade II* Registered Park and Garden Hall Place (1000934), located 140m to the southwest of the Site; and*
- *Grade II listed Laundry Cottage (1271895), located 225m to the north of the Site.*

4 **BASELINE RESOURCE**

4.1 **Introduction**

4.1.1 This baseline includes a summary of the known heritage resource within a 1km radius of the Site. A summary of the historic development of the area and a short history of the Site is provided below, to put the proposed scheme into context. This background has drawn on the work of Lawrence Biddle, a local historian and resident of Leigh, who produced 'Leigh in Kent 1550-1900' (1991).

4.2 **Archaeological and Historic Background**

Prehistoric (970,00BC – AD43) and Romano-British (AD 43-410)

4.2.1 The Site is located within the Low Weald National Character Area (Natural England 2013). Human occupation has been recovered from the Low Weald dates from at least the Mesolithic period, with heavy exploitation of the Low Weald by hunter-gatherer communities. Semi-permanent and temporary camps have been identified with some nationally important sites such as rock shelters. Evidence of woodland clearance during the Bronze Age has been noted across the area with initial signs of local farming communities surviving on the high ridges and slopes of the Low Weald. By the Iron Age a thriving iron working industry existed in the Low and High Weald which remained the main iron producing region for the Roman Empire in Europe.

Evidence for the prehistoric and Romano-British period found to date, is almost non-existent within the area with the only evidence recorded of two Neolithic flint axes (MKE75443 and MKE75444).

Anglo-Saxon (AD 410 – 1066)

4.2.2 There are no recorded archaeological remains dated to the Anglo-Saxon period within a 1km radius of the Site.

4.2.3 The area now known as Leigh formerly laid entirely within the great forest of *Andreaswald* which has existed since the Post-Glacial Period (High Weald AONB 2014:7). Leigh was almost certainly just a cluster of ‘dens’ (pasture) associated with manors such as Ramhurst and others in the Darenth Valley, including Kemsing and Seal. The dens were linked to their respective manors by drove-roads which ran from approximately north/northeast to south/southwest. Down these drove-roads the pigs were sent to be fattened in the forest commons. Parts of Kent which have little in common now are linked by the ‘descendants’ of these old roads (Biddle 1991). Fords were the usual way to cross and in areas which flooded, such as at Leigh, droves developed parallel with the river linking one crossing with another, e.g. along the north bank of the Medway and Eden for about 5 miles between Leigh and Bough Beech (Leigh District and Historic Society).

Medieval (AD 1066 – 1485)

4.2.4 The nearest settlement to the Site recorded in the Domesday survey of 1086 was the settlement at Tonbridge. The settlement was considered to be quite large with 20.5 households comprising of 25 villagers, nine smallholders and seven slaves. The settlement was lorded over in 1066 by the Bishops of Rochester (St Andrew) who remained tenant-in-chief following the Norman Conquest with the lordship split between Richard (son of Count Gilbert) and the Bishop of Rochester.

4.2.5 Settlement at Leigh is thought to have occurred by the late 11th century and was considered little more than a hamlet under the lordship of Tonbridge (Leigh & District Historical Society 2018). Whilst Leigh had modest beginnings, by the mid-12th century three large moated farmhouses had been constructed, an indication of the growing importance and size of the hamlet. The moated site present at Great Barnett’s located 890m to the south of the Site was designated a Scheduled Monument in 1973 (List Entry: 1013169) due its unusual form comprising a rectangular island (60m by 30m) containing two buildings; a hall-house at the north end and a second house on the eastern side. Most moated sites are typically squarer in form and hold one property. Another moated site falls within the 1km study area, located at the Old Vicarage 560m to the south of the Site. The limits of the moat shown on the 1st Edition Ordnance Survey map (TQ 54 NE 14).

4.2.6 By the 14th century much of the land surrounding Leigh had come under the ownership of Sir John Putney who had acquired Penshurst Place. The parish church, St Mary’s Church, had also been constructed during the 14th century with surviving original features including the chancel, tower arches and parts of the arcade to the south aisle (List Entry: 1258950). A watching brief was conducted during groundworks for a new extension to the church which recorded a dozen burials of medieval date (EKE10985).

Post-medieval (AD 1485 – 1800)

4.2.7 Historic documentary sources tell us that the Site has been occupied from at least AD1579. The property was recorded in the 1579 Churchwarden’s assessment on the occupiers of property within the Leigh parish and document William Children as the tenant who was succeeded by his son Arthur in 1603 (Biddle 1991:51).

4.2.8 The Court Rolls of the Manor of Leigh and Hollenden refer to a house at the Site on several occasions between 1641 and 1870. The Manor Rolls show that on the 5th April 1641 Arthur Children passed ‘*Shaws and Waterpitts*’ (a name attributed to the property by Arthur) to his second son, James Children, after being tenanted by Edwards Perking from 1622 to 1641 (Biddle 1991:51). Following the death of James, the property passed to his wife who remarried in November 1650 and renamed the property ‘*Shymes*’. The property eventually passed to their daughter Elizabeth in 1659 who married J. W. Luck and the property remained in the Luck family until 1790. The property was purchased in 1790 by

Robert Burgess the owner of the Hall Place Estate and was one of the first purchases made by Burgess outside of Hall Place (see section 4.2.7) (Biddle 1991:51). Following Robert's death in 1794 Shymes passed to his widow Sarah Burgess who renamed the property 'Leigh Cottage'.

- 4.2.9 The rear cottage that makes up one half of The Woods was constructed during the 18th century. Sash windows, similar to those incorporated into the first floor of the cottage (**Plate 9**) became popular in Britain during from 1710s–1730's (Hall 2005:76). The segmented arch is also an indication of the age of the cottage with the style first appearing in the late 1690's in urban areas and rose in popularity between the 1720's to 1730's (Hall 2005: 78). The eight over eight glass panelling of the sash windows would indicate a date of early to mid-18th century when new methods of glass making were introduced that allowed for smaller panes to be constructed at cost (ibid). The use of grey stock bricks is also an indication of age with the use of grey stock bricks fashionable from the late 17th until circa 1730(<http://www.buildingconservation.com/articles/brick/> accessed 25/05/2018). The grey colour of the bricks is caused by a longer firing time (Cox 1997:58). The cottage is also of box frame design with long slender straight braces which are typical of 18th and 19th century work (Historic England 2017).
- 4.2.10 The cottage is first shown on the 1769 Andrew, Drury and Herbert's' Topographical Survey of Kent (**Figure 2A**). The construction of the cottage can be attributed to the Luck family who owned Shymes (the Site) from 1659 to 1790. A second building is also visible to the south of the cottage located on the western site boundary which had been removed by 1801 (**Figure 2B**).
- 4.2.11 Hall Place Estate was granted by Henry VI, as part of the Penshurst Estate, to Humphrey Stafford, Duke of Buckingham. The estate was forfeited to the King when his son fought against Richard III. The property was reinstated to the family by Henry VII, but forfeited again in 1521 when Edward Duke of Buckingham was accused of conspiring against Henry VIII. It was acquired by his steward, Knevet, who had given evidence against Edward and he sold it to Mr. Burnett of East Wickham. Yet again it reverted to the Crown and was then granted to William Waller of Groombridge Place who in turn gave it to his son, Richard. Henry Cruttenden inherited it from Richard's daughter, Margaret, and passed it to his son, Henry, and from there it entered into the ownership of the Harrison family. During this time it was tenanted William Heath, bought the freehold from James Harrison and passed the house to his sister, Elizabeth who was married to Isaac Burgess. Robert Burgess acquired the property from his father and demolished the existing house replacing it with a large Georgian country house.
- 4.2.12 During the post-medieval period, the village of Leigh was still a small hamlet with the inhabitants reliant on employment by the many farms that had been established in the area, with 10 farmsteads mapped by the KHER within the 1km radius of the Site. The closest to the Site is Home Farm. Home Farm was originally named Clarks Farm and was brought in 1557 by William Lambarde the author of "The Perambulation of Kent" (Biddle 1991). It was sold by Willams' grandson in 1640 to William Dixon whose nephew commissioned John Bowra to produce a map of the farm in 1767. This showed the original farm buildings and the 29 fields totalling 110 acres that made up the farm land. The fields surrounding The Woods formed part of the land owned by Clarks Farm (Biddle 1991). Clarks Farm was purchased in 1854 by the owner of Hall Place Thomas Bailey (see 4.2.15).

19th Century (AD 1800 – 1900) and Modern (AD 1900 – present day)

- 4.2.13 In 1812, Sarah Burgess constructed the Georgian front of The Woods and signed the face of a brick on the north-east corner of the front “S. Harbroe September 1812” after marrying William Harbroe in 1808 (Biddle 1991:51). The bricklayers also put their initial on a brick “S.C 1812” and “J.B 1812” on the top course of the west wall. The rear cottage of The Woods is also thought to have been re-roofed at this time. This would account for the similar materials used for both the Georgian front and the cottage (NHLE). In 1820, following the death of her second husband, Sarah Harbroe sold the Hall Place Estate and its associated land but retained ownership of The Woods.
- 4.2.14 Sarah Harbroe let the house, called Leigh Cottage, evident on the 1821 Greenwood Map (**Figure 2C**), to Mr and Mrs William Saint (Biddle 1991:52). This is confirmed by the Tithe apportionment for the Site recorded as part of the Leigh Tithe Parish Map dated 1840, which records Mr William Saint as the tenant-in-chief and Sarah Harbroe as the owner (**Figure 2D**).
- 4.2.15 The incorporation of Georgian elements, particularly as a façade to an existing house, was popular during the late 18th to mid-19th century. The designs were usually taken from architectural pattern books that were mass circulated and exhibited designs for both houses and cottages. Typical of the type were John Plaw’s *Rural Architecture* of 1784, Charles Middleton’s *Country Villas* and Robert Lugar’s *Architectural Sketches* of 1805 (Historic England 2017). The façade incorporated into The Woods was likely part/fully designed on patterns present within such architectural pattern books and may have copied design elements of the Georgian country house Hall Place which was constructed by Sarah’s first husband Robert Burgess.
- 4.2.16 Sarah continued to live at Hall Place and married her second husband, James Harbroe of Sundridge in 1808. In 1820, James Harbroe died and Sarah, having been widowed twice, sold Hall Place to Thomas Farmer Bailey whose family owned it until 1870. The Woods was omitted from the Sales Particular of Hall Place with Sarah retaining ownership (Leigh District and History Society 2018). Thomas Bailey added a gothic hall to the east end of Hall Place measuring some 70 feet in length with projecting bay windows at the east end. The north end of Hall Place was also rebuilt with gothic windows and a gothic room. It was also at this time that the lodge on the north side of the drive beside Porcupine House was replaced by the present East Lodge and the ornate gothic gateway was built. Hall Place was later purchased by Samuel Morley in 1870 from Thomas Bailey. In 1871, Samuel Morley decided to demolish the existing Georgian country house and appointed George Devey to design a new Victorian building (Biddle 1991).
- 4.2.17 In 1854, Clarks Farm, known from 1842 as Home Farm, was brought by Thomas Farmer Bailey. Thomas Farmer Bailey rebuilt Home Farm between 1854 and 1870 with the Sales Particular for Hall Place recording several new buildings (Biddle 1991). Home Farm was sold as part of the Hall Place Estate to Samuel Morley in 1870 who was responsible for the construction of later additions to Home Farm including a large Dutch barn and the piggery.
- 4.2.18 The Woods Cottage located in the eastern section of the Site is believed to have been built circa 1830 as stables and coach house accommodation for staff serving The Woods (ibid) with the stables on part of the ground floor and the coachman’s accommodation on first floor. A coach storage shed was also constructed to the south of The Woods Cottage (**Figures 2D**). The property was later rebuilt circa 1920 with the stables removed and the entire property converted into living accommodation. Several single-storey extensions were added to The Woods Cottage during the 20th century. These were demolished in

2008 and replaced with a large two-storey extension attached to the original building (planning application no: 08/01666/FUL).

- 4.2.19 From 1879 to 1946 The Woods was tenanted by Mrs Agnes Heath and her three daughters (Leigh District and History Society 2018). However, the property was sold in 1915 to The First Lord Sir Lord Hollenden, by the trustees who had been appointed ownership within Sarah Harbroe's will and testament. Between 1908 and 1936 several alterations were made to the Site (**Figures 3C-3D**). The original outbuilding located in the southeast corner of the Site had either been significantly reduced in size or was demolished and replaced with the existing east range of the current timber outbuilding. The latter is most likely the case, as the east range has been set on a concrete base and split into two bays. Its use may have been for the storage of vehicles given the double doors which are of a similar width to a vehicle. A new garden path had also been constructed the northeast of the house that ran north-south and the inclusion of the existing name for the property 'The Woods' in place of 'Leigh Cottage' (**Figure 3D**). Between 1936 and 1969 the water feature present to the west of the timber outbuilding had been infilled and the existing modern extension that makes up the east range of the timber outbuilding had been constructed. By 1992, the outbuildings located to the south and southeast of The Woods Cottage had been demolished.
- 4.2.20 Two aircrafts are known to have crashed in Leigh. The first aircraft was a Bleriot 155 that had crashed on the 2nd October 1928 during a test flight after it had caught fire mid-air (TQ 54 NE 334). The second aircraft was a Messerschmitt 109 which has crashed on the 30th September 1940 on Kennard's Farm (TQ 54 NE 303). These are protected military remains under the *Protection of Military Remains Act 1983*.

4.3 Description of the Site

The Woods

- 4.3.1 The Woods is Grade II listed and is located on the western boundary of the Site adjacent to Hildenborough Road. The Historic England list entry records the house as 19th century in date. This relates to the Georgian front added in 1812 by Sarah Harbroe with the rear cottage dated to the early 18th century.
- 4.3.2 The Georgian front is two-storey in height constructed from red brick laid in Flemish bond with a lime based mortar (**Plate 8**). The roof is a low-pitched hipped roof with a projecting eave with paired brackets below moulded cornices and finished with black slate tile. Eight over eight, slightly recessed, sash windows with glazing bars feature on the south elevation at the first-floor, with two large bay windows on ground floor. A centrally placed prostyle porch with a receded frieze supported by Doric columns is located on the ground floor. A single light casement window features on the east elevation ground floor while two windows which were original features on the west and east elevation were bricked up in 2008, following the granting of planning application **08/01745/LBCALT**.
- 4.3.3 The rear section of the property is formed by two-storey cottage that dates to the early 18th century (**Plate 9**). The cottage is constructed from grey stock brick laid in Flemish bond with a band of red brick above ground floor windows also laid in Flemish bond. The roof is L-shaped in plan with a modern projection off of the centre and is finished with black slate tile. The cottage contains eight over eight recessed sash windows on first floor and on the ground floor comprises modern casement windows. The northwest section of the north elevation shows extensive repair work (**Plate 11**) which was likely carried out during the construction of the Georgian front. The NHLE list entry also states that the roof had been

remodelled during the construction of the Georgian front which would account for the use of slate in both.

- 4.3.4 Directly northwest of The Woods attached to the northwest corner is a stable block first shown on the 1840 Leigh Parish map (**Plate 10**). The stable block contains a hipped roof, also finished in slate tile, with white-painted weatherboard and two green painted mortice and tenon stable doors and three plank and batten doors also painted green.

Timber outbuilding

- 4.3.5 The timber outbuilding sits in the eastern section of the Site adjacent to an access road that runs and adjoins onto Hildenborough Road. The original outbuilding was constructed between 1869 and 1896 and was rectangular in plan. Between 1908 and 1936 the original outbuilding had been either reduced in size to small square or had been demolished and replaced. Based on the fixtures and fittings and use of corrugated sheeting for the roof it is most likely the latter. The outbuilding was later extended almost to its original size between 1936 and 1969. This new extension had been set on four courses of red brick with access to the extension via double doors set on the west elevation.

The cottage

- 4.3.6 Located in the eastern section of the Site is a two-storey house constructed from red brick laid in Flemish bond (**Plate 6**). The northern section is the original part of the cottage which based on the style and colour of brickwork was likely constructed at the same time as the Georgian front of The Woods and is first evident on the 1840 Leigh Parish Tithe Map (**Figure 2D**). This is also evident through the similarities in roof design which comprise a low pitched hipped roof with chimneys at either end. Recessed (six-over-six) sash windows feature on first floor while the ground floor windows have been replaced by modern uPVC windows. These were installed during the construction of the two-storey extension in 2008. The southern-most uPVC windows appearing to replace what would have been one of the original sash windows; evident by the remaining brick lintel. The extension itself is a complete copy of the original building save the exclusion of the main entrance.

5 STATEMENT OF SIGNIFICANCE

5.1 Introduction

- 5.1.1 Judgements on the value of the heritage resource and the scale of any likely impact resulting from the proposed development are informed by the following policy documents and guidance:

- *National Planning Policy Framework (2012);*
- *The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: Note 3 (Historic England March 2015);*
- *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (CPPG; English Heritage 2008); and*

- 5.1.2 The significance of a heritage asset is based upon the four values outlined in Conservation Principles, Policies and Guidance (EH 2008).

5.2 Grade II Listed The Woods (List Entry: 1258598)

Setting of the heritage asset

- 5.2.1 The immediate setting of The Woods is defined by the existing Site boundaries. Within the immediate setting are two distinct areas. The house itself and its associated gardens form the more formal part of its setting which would be experienced by the owners of the property and any visitors. The other area is the former working area which includes the former coachman house (The Woods Cottage), and the timber outbuilding. The entrance to both areas is via a driveway from the main road which splits at the gated entrance to the Woods. One part turns sharply to the north through the gated entrance to the main house and the other continues east and turns a gentle corner round to the coach house. The main house and garden are separated from the coach house, driveway and timber outbuilding but a mature hedgerow (**Plates 4 and 5**).
- 5.2.2 Due to the mature vegetation that surrounds The Woods the house is not visible outside the vicinity of its gardens and shares no intervisibility with the existing timber outbuilding (**Plate 4**). Vegetation along the western boundary of the Site also restricts any views to and from Home Farm located to the west of the Site (**Plate 13**). Any views of the listed building from the east are also not possible due to the presence of The Woods Cottage (**Plate 6**) which has been incorporated into part of the eastern garden boundary.
- 5.2.3 The wider setting of The Woods is formed by Home Farm to the west and its associated agricultural land. Both properties have always remained separate however they have some historical connection as both were owned by the owners of the Hall Place Estate. After 1840 The Woods is known to have been sold off separately and since this time, the historical connection has been diminished.

The significance of the asset

- 5.2.4 The evidential and aesthetic value of The Woods is derived from the 19th century Georgian front added in 1812 and the post-medieval constructed rear cottage. Their materials, form and appearance are demonstrations of the architectural style prevalent at the time and show a marked change in architectural ideas. The building illustrates a nationally typical pattern of development that occurred in the 19th century in rural settings with the inclusion of more grand design elements to existing properties. The contrast of the two styles also adds further evidential value as though they seem almost separate, internally they have been designed to function as one property and retain much of their original historic features.
- 5.2.5 The Woods evidential value is also reinforced from what can be gathered from the building material and methods used within the construction of the two parts of the property. The use of grey bricks in the rear cottage is also of interest as grey bricks are typically associated with either urban areas or in the northern Britain and is less prevalent in the South-east (Cox 1997:58).
- 5.2.6 The stable block and The Woods Cottage also add evidential value. Both are evidence of the type of social strata division within a wealthy estate. The need for a permanent building for a coachman indicates that the former occupants were of a middle-high social class. The separation of the main house from the staff/storage area is also indicative of the social attitudes of the time.
- 5.2.7 The Woods has associative historic value due to its association with the Hall Place Estate. The Woods was acquired by Robert Burgess in 1790 and later developed by his widow Sarah Harbroe who remained in ownership of the property until 1841 where it was passed



to her niece Elizabeth May. The building also has some aesthetic value as the appearance of the Georgian front and its design elements show a conscious adherence to fashionable 19th century architectural style. There has been an attempt to homogenise the appearance of both sections of the listed building through the use of similar roofing materials though the stark contrast in brickwork between the two sections add an interesting aesthetic element to its property.

- 5.2.8 The Woods is considered to have no communal value having been in private ownership since at least 1579.

The contribution of the setting to the significance of the asset

- 5.2.9 It is considered that the immediate setting of The Woods makes a positive contribution to its significance. The two garden areas that make up the private section of the immediate setting allow the listed building to be viewed from a distance and allow the individual to take in the distinct architectural qualities of both the Georgian front and the rear cottage. It is also from the rear garden that the stable block is visible that is also an aesthetically pleasing building. The enclosed gardens form part of the setting of the building and therefore contribute to the significance of the asset.

6 STATEMENT OF POTENTIAL IMPACTS

6.1 Introduction

- 6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...heritage assets are an irreplaceable resource...” (NPPF para. 126). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.2 The Proposed Scheme

- 6.2.1 The proposed scheme involves the demolition of the dilapidated timber outbuilding present within the Site and the construction of a new outbuilding that is ancillary to the main house. The design of the outbuilding reflects the materials and characteristics of typical barn architecture and has been designed to echo existing timber building in both form and massing.
- 6.2.2 The new outbuilding will be constructed from steel framing and infilled with panels of reclaimed timber with floor to ceiling windows featuring on the east, north and south elevations. Access to the outbuilding will be via double doors on the east elevation with rooflights set into the roof. The outbuilding will be clad in grey ppc aluminium. This ppc aluminium cladding will feature on the external walls of the outbuilding and on the roof. Internally, the outbuilding will be open plan with gym, WC and artist’s studio.

6.3 Potential impact on heritage significance

- 6.3.1 It has been determined that the existing timber outbuilding is a modern feature that replaced an earlier outbuilding which was demolished between 1906 and 1936. The existing timber outbuilding does not contribute to the significance of the Grade II listed building and therefore its demolition is not expected to affect the significance of the asset.



The existing outbuilding is also in a serious state of disrepair and for this reason currently has a negative impact on the setting of the Grade II listed building.

- 6.3.2 The proposed buildings design characteristics will preserve the existing form and massing of the existing timber building. The use of dark grey cladding is also a reflection of the slate roof of the Grade II listed The Woods. The proposed building will be set in the southeast corner of the Site away from the immediate setting of the Woods which contribute most to the significance of the asset. The existing treeline between the proposed development and The Woods will also be retained, preserving the division between the two areas and screening the new building from view within the immediate setting of the house. The continued use of the new outbuilding as ancillary to the main house, will retain the function of the existing barn. Overall, it is considered that the proposed building is not expected to harm the significance of the asset and will preserve the character and function of the existing barn.

6.4 Discussion of the planning documents

- 6.4.1 Policy EN4 of the ADMP gives consideration to any scheme within the setting of the designated heritage asset, ensuring that development would conserve and enhance the setting of the listed building. This assessment has identified that the removal of the dilapidated barn will be a positive enhancement to the setting of the woods while the proposed development is considered to conserve the setting and therefore is in agreement with Policy EN4 of ADMP.
- 6.4.2 Regarding NPPF, this report serves as a review of the heritage significance of the Site and its study area and the nature of the proposed scheme. It has been concluded that the proposed development will conserve the setting of the listed building in line with paragraph 132 and therefore does not contravene NPPF.

7 CONCLUSIONS

7.1 Conclusions

- 7.1.1 The proposed development is for the demolition of an existing timber outbuilding located in the southeast corner of the Site and construction of a new modern steel-framed outbuilding. This assessment has determined that the timber outbuilding itself is not original, with an earlier outbuilding shown on historic mapping removed between 1908 and 1936 and therefore does not contribute to the significance of the Woods.
- 7.1.2 The proposed new building reflects the existing architecture style of the timber outbuilding and makes consideration of the materials used in the listed building through the use of grey ppc aluminium cladding. The existing sightline will also remain unaltered as part of the proposed development. In form, massing and function it is considered that the design of the proposed barn is sympathetic to the existing barn and the listed building. Overall, it is considered the proposed building will have a neutral impact on the setting of The Woods. This is therefore considered to be in accordance with national and local planning legislation and policy.

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1821 Greenwood Map

1840 Leigh Parish Tithe Map

1869 1st Edition Ordnance Survey Map

1896 2nd Edition Ordnance Survey Map

1908 3rd Edition Ordnance Survey Map

1936 Revised Edition Ordnance Survey Map

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Leigh District and Historic Society

National Heritage List for England <http://www.historicengland.org.uk/listing/the-list/> (accessed on 22/05/2018)

APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage assets	World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered park and gardens, registered battlefields and conservation areas designated under the relevant legislation.
Heritage asset	A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	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.
Value	An aspect of worth or importance

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	900,000 – 9500 BC	Romano-British	AD 43 - 410
Early Post-glacial	9500 – 8500 BC	Saxon	AD 410 – 1066
Mesolithic	8500 – 4000 BC	Medieval	AD 1066 – 1485
Neolithic	4000 – 2400 BC	Post-medieval	AD 1485 – 1800
Bronze Age	2400 – 700 BC	19th Century	AD 1800 – 1899
Iron Age	700 BC – AD 43	Modern	1900 – present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets:

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled monuments and areas of archaeological importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as archaeological areas of importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting scheduled monuments and areas of archaeological importance under the Act. The consent of the Secretary of State (DCMS), as advised by English Heritage/Historic England, is required for certain works affecting scheduled monuments.
Listed buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting listed buildings are subject to additional planning controls administered by Local Planning Authorities. English Heritage/Historic England are a statutory consultee in certain works affecting listed buildings. Under certain circumstances, Listed Building Consent is required for works affecting listed buildings.
Conservation areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, conservation areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a conservation area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. although a locally administered designation, conservation areas may nevertheless be of national importance and significant developments within a conservation area are referred to English Heritage/Historic England. Conservation Area Consent is required for certain works affecting conservation areas.
Registered parks & gardens and registered battlefields	<i>National Heritage Act 1983</i>	The register of parks and gardens was established under the <i>National Heritage Act 1983</i> . The battlefields register was established in 1995. both registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. English Heritage/Historic England and the Garden History Society are statutory consultees in works affecting registered parks and gardens



Designation	Associated Legislation	Overview
Protected wreck sites	<i>Protection of Wrecks Act</i> 1973	The <i>Protection of Wrecks Act</i> 1973 allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.

National Planning Policy Framework (NPPF):

NPPF Section 12: Conserving and enhancing the historic environment Available at: http://planningguidance.planningportal.gov.uk/ (Accessed on 22/05/2018)	
Para. 128	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para.129	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this 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.
Para. 132	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
Para. 135	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated 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.
Para. 137	Local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.



Local Planning Policy:

Sevenoaks District Council Allocations and Development Management Plan February 2015

Available at: https://www.sevenoaks.gov.uk/downloads/file/304/the_allocations_and_development_management_plan_adopted_version_february_2015

Policy ref.	Title	Scope
EN4	Heritage Assets	<p>Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset. Applications will be assessed with reference to the following:</p> <ul style="list-style-type: none">a) the historic and/or architectural significance of the asset;b) the prominence of its location and setting; andc) the historic and/or architectural significance of any elements to be lost or replaced. <p>Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.</p>



Appendix 3: Gazetteer of information summarised from Historic England NHLE (500m radius)

List Entry	Names	Description	Grade	Easting	Northing
1258598	THE WOODS	LEIGH 1. 5280 Hildenborough Road (East Side) The Woods TQ 54 NE 51/695 10.9.54. II 2. Early C19 house of 2 storeys, 3 windows. Low pitched, hipped, slate roof. Eaves soffit with paired brackets below moulded cornice. 1st floor slightly recessed sash windows with glazing bars. Similar sashes in canted bays on ground floor. Central prostyle porch with recessed frieze. Half glazed door. Inside recessed doorcases and original marble fireplace surround, also with receding. Staircase of period. At back remains of early C18 cottage altered and re-roofed when main house was built.	II	555204	147189
1258599	OLD KENNARDS	LEIGH 1. 5280 Hildenborough Road (East Side) Old Kennards TQ 5546 20/696 II 2. Probably C16 timber framed house. 2 storeys, 5 windows. Left part under gable. Right part, with lower eaves level, may be earlier. High pitched tiled roof half hipped at right. Tile hung 1st floor. Brick ground floor with some visible framing. C18 wide sash windows with glazing bars in left bay. Right part has C18 leaded iron casements above, modern square paned casements below. Half glazed door under modern hipped tiled hood. Gabled 2-floor projection on left return. Modern back left additions.	II	555103	146649
1258600	HOME FARMHOUSE	LEIGH 1. 5280 Hildenborough Road (West Side) Home Farmhouse TQ 54 NE 51/698 II GV 2. C16 house, with plenty of exposed timber inside, recessed externally by George Devey, in 1855. Date plaque on 1st floor. Main front, of 2 storeys and attic, 3 windows. High pitched, hipped tiled roof cross-gabled at left and with lower gable at right. Both gables overhang on carved brackets and have moulded bargeboards with centre pendant. Gable ends half timbered and plastered. Tile hung 1st floor with square oriel windows on carved brackets. Ground floor red brick with diaper of blue headers. C19 iron one-bar casements of 3 and 4 lights. Tiled gabled porch, timber with brick foundation. Plain boarded door.	II	555164.3	147218
1258601	DAIRY BUILDING TO NORTH OF HOME FARMHOUSE	LEIGH 1. 5280 Hildenborough Road (West Side) Dairy Building to North of Home Farmhouse TQ 54 NE 51/699 II GV 2. Mid-late C19, probably also by George Devey. At end octagonal chamber with narrow entrance link to square, I-window part with overhanging corner forming porch. One storey with high pitched hipped tiled roof. Cruciform gabled louvred top ventilator. Gable at front of square part. Red brick. Iron casements with fancy lattice glazing. Octagonal chamber has tiled interior with marble counter all round and art nouveau ceramic fountain in centre.	II	555156.7	147235
1258602	LARGE BARN	LEIGH 1. 5280 Hildenborough Road (West Side) Large Barn to West of Home	II	555118.6	147197



	TO WEST OF HOME FARMHOUSE	Farmhouse TQ 54 NE 51/700 II GV 2. Circa 1860-70 by George Devey. Large, high, 2-storey building of 9 bays, barn-like in appearance but divided by brick walls into smaller internal compartments. High pitched tiled roof. Red brick with diaper of blue headers. Various openings on North side. Upper windows half dormers under gables breaking eaves. Ground floor openings under segmental patterned brick arches, some with curved or rounded chamfer. I-storey gable ended wings of similar materials, form stables and piggeries.			
1271895	LAUNDRY COTTAGE	Dated 1855 in plaque on gable end, possibly designed by George Devey. (Closed proximity to Home Farm where Devey did a great deal of work). Red brick in Flemish bond with pale headers. Diaper patterns in gables. Fishscale tiled roof with fleur-de-lys ridge tiles and two tall brick chimneys with arises and multi-stepped cornices. Carved and pierced bargeboards. Sandstone alternating quoins. Square plan, two storeys, two windows each face. Three-light casements with transoms on ground floor, in chamfered reveals with gauged brick arches and sloped stone cells. Gabled porch with entrance under four-centred arch, side, benches, four-panel door.	II	555383	147448
1000934	Hall Place	A late C19 formal, terraced garden with an adjoining ornamentally planted lake, laid out on the site of earlier formal gardens by the architect George Devey and set in a park of C18 origin with additional C19 planting.	II*	554487	146933



Appendix 4: Selected information from the NHLE list entries

The Woods

List entry number: 1258598

Location:

THE WOODS, HILDENBOROUGH ROAD

County: Kent

District: Sevenoaks

District Type: District Authority

Parish: Leigh

Status Information

Grade: II

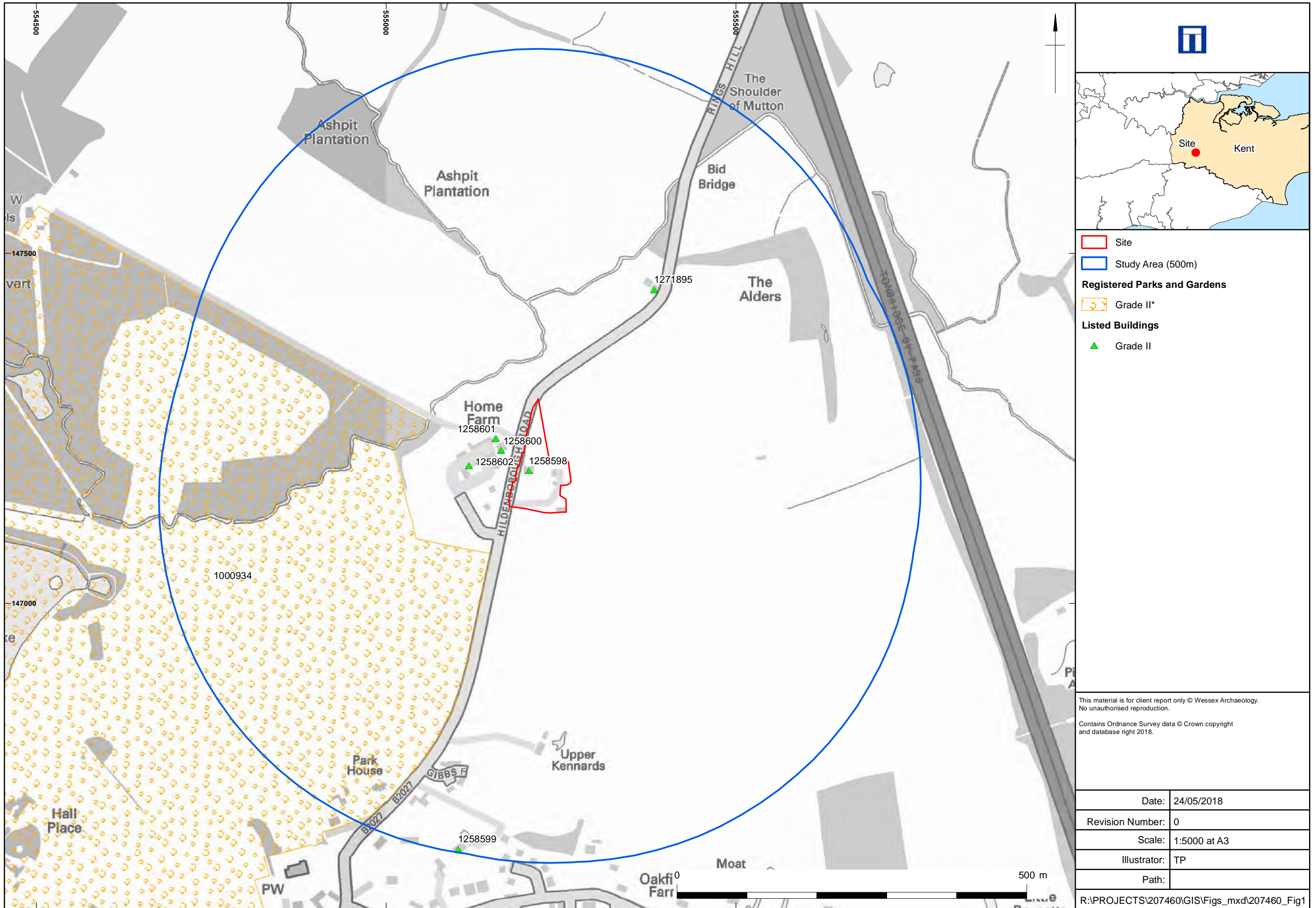
Date first entered: 10-Sep-1954

List entry description

LEIGH LEIGH 1. 5280 Hildenborough Road (East Side) The Woods TQ 54 NE 51/695 10.9.54. II
2. Early C19 house of 2 storeys, 3 windows. Low pitched, hipped, slate roof. Eaves soffit with paired brackets below moulded cornice. 1st floor slightly recessed sash windows with glazing bars. Similar sashes in canted bays on ground floor. Central prostyle porch with reeded frieze. Half glazed door. Inside reeded doorcases and original marble fireplace surround, also with reeding. Staircase of period. At back remains of early C18 cottage altered and re-roofed when main house was built.

Listing NGR: TQ5520447189

(Accessed 29/05/2018)

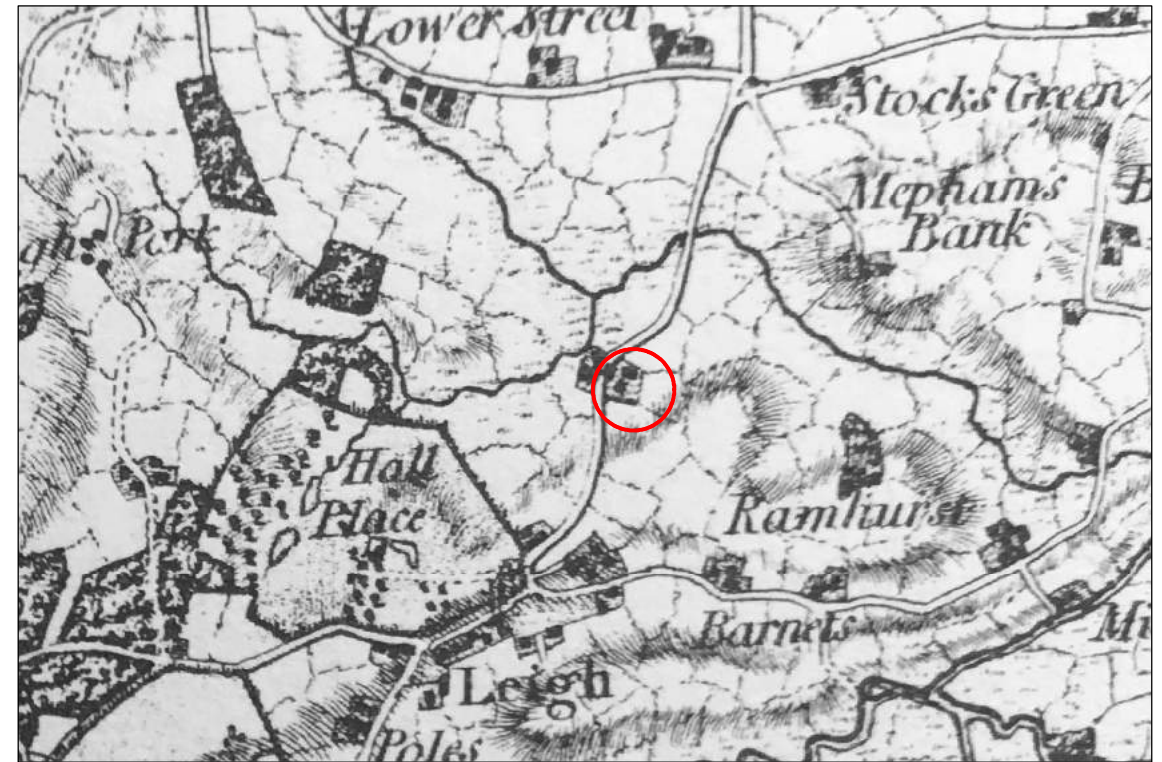


Site, Study Area and Designated Heritage Assets based on NHLE

Figure 1



A) 1769 Andrew Drury's and Herbert's Topographical Survey of Kent



B) 1801 Mudge Map



C) 1821 Greenwood Map



D) 1840 Leigh Parish Tithe Map



Approximate Site Location
Site

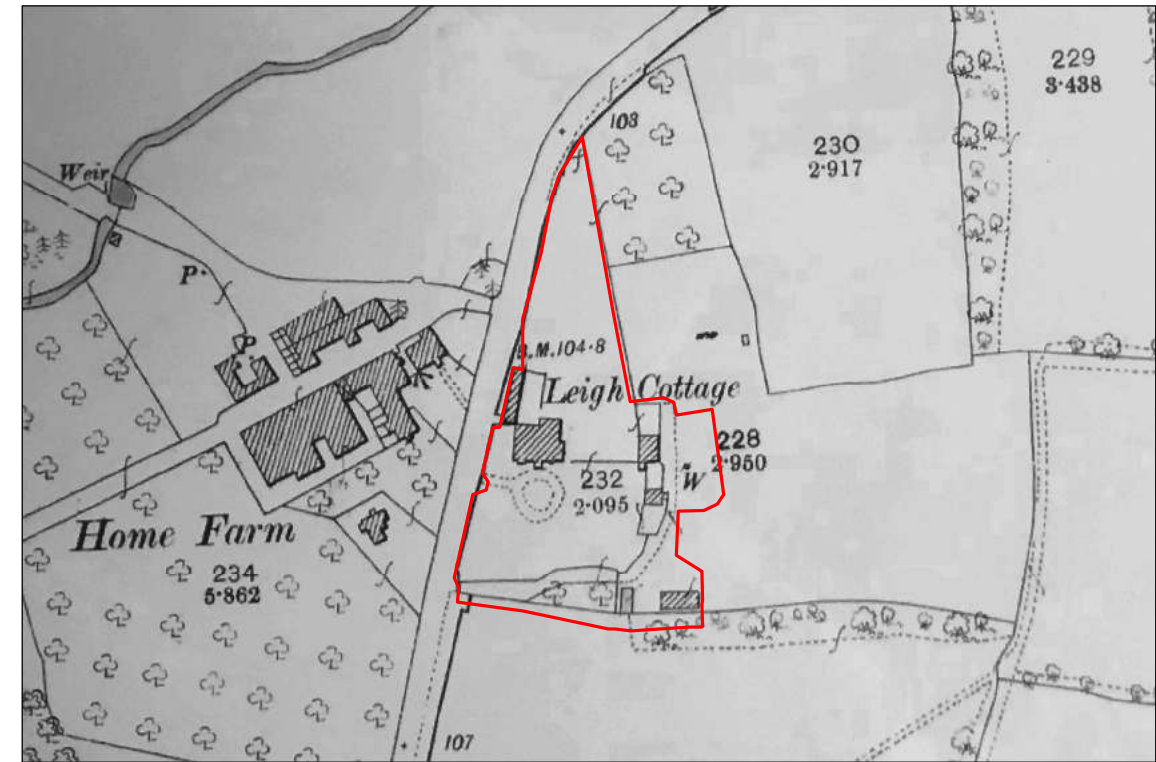
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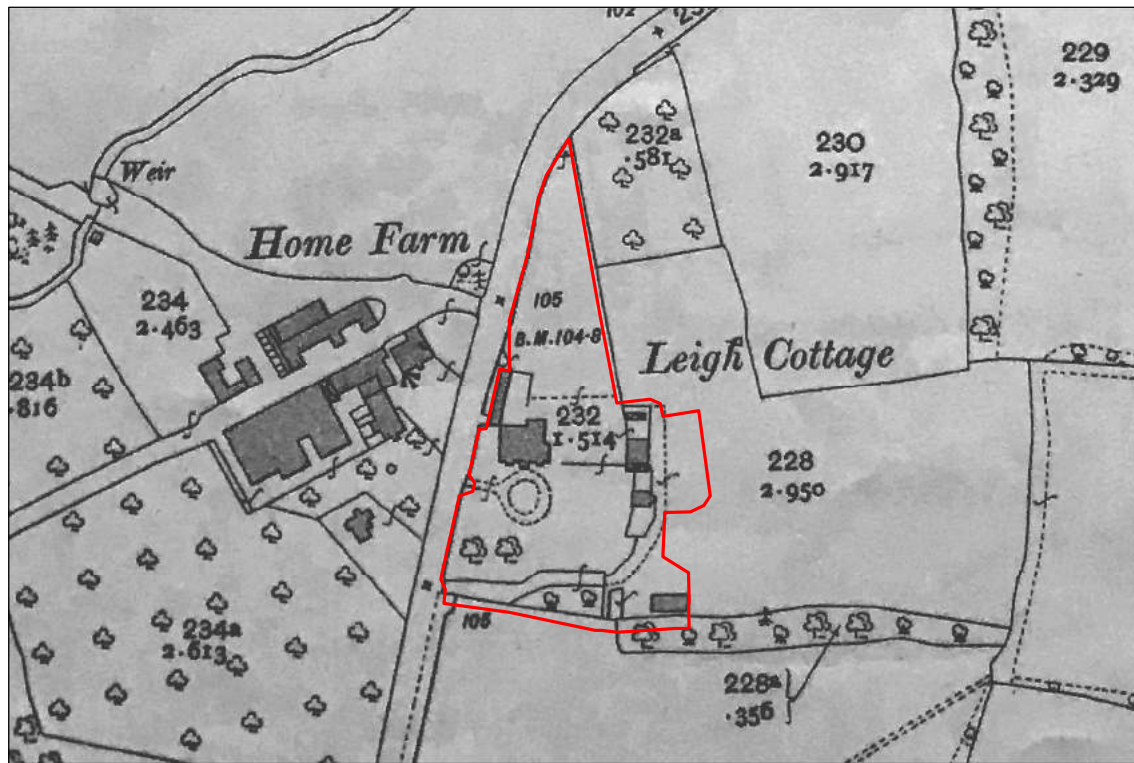
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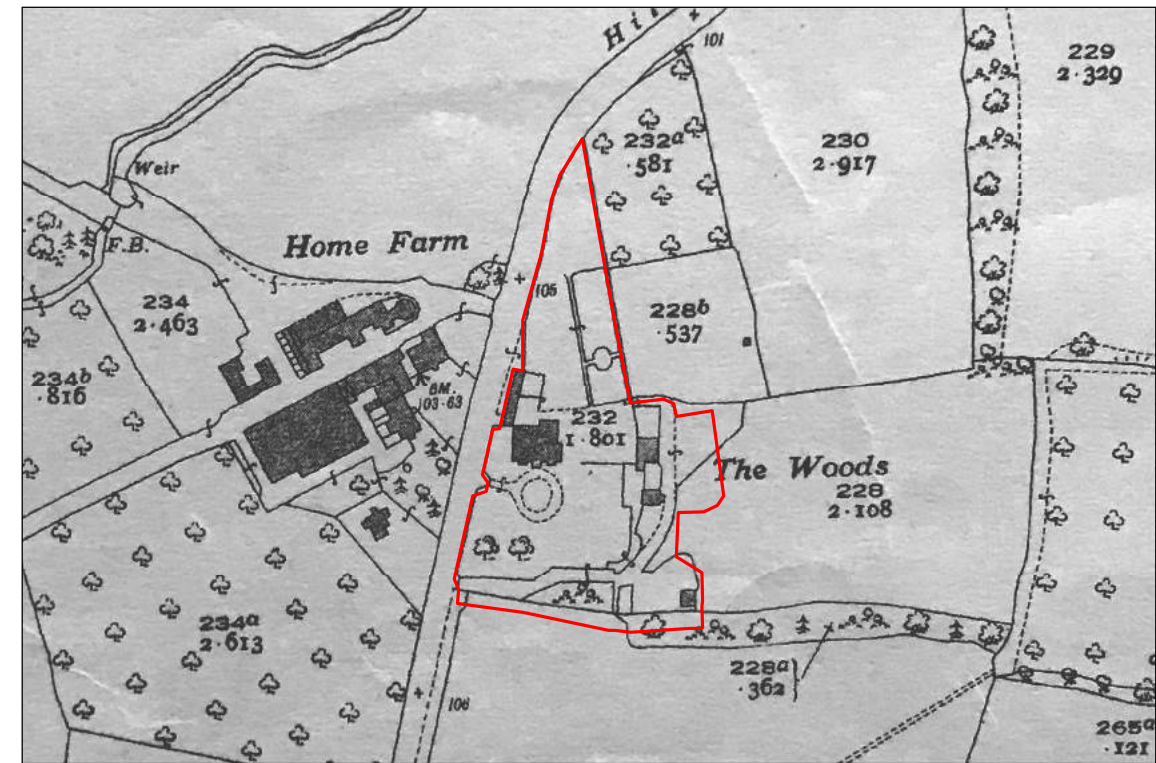
A) 1869 1st Edition Ordnance Survey Map



B) 1896 2nd Edition Ordnance Survey Map



C) 1908 3rd Edition Ordnance Survey Map



D) 1936 Revised Edition Ordnance Survey Map



Site

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Plate 1: East range of timber outbuilding, facing south



Plate 2: West range of timber outbuilding, facing south


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Plate 3: View of timber outbuilding, facing southeast



Plate 4: View from the north elevation of the timber outbuilding facing northwest towards The Woods


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Plate 5: View from the entrance to the Site, facing east towards the timber outbuilding



Plate 6: The Woods Cottage, facing northwest


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Plate 7: View from the gated entrance to The Woods, facing north



Plate 8: 1812 Georgian front of The Woods, facing north


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Plate 9: Rear cottage section of The Woods, facing southwest



Plate 10: 19th century stable block, facing west


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Plate 11: 19th century repair works to the rear cottage, facing southwest



Plate 12: View of the Woods from the northeast corner of the garden, facing southwest



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Plate 13: View of the mature vegetation lining the western Site boundary, facing north

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