

HERITAGE ASSESSMENT

LAND ADJACENT TO HEASELANDS STABLE, BARHAM, KENT, CT4 6QA

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. Fuller Long has been commissioned to produce a Heritage Assessment (HA) in support of a planning application at Land to West of Heaselands Stable, South Barham Road, Barham, Canterbury, Kent, CT4 6QA (hereafter referred to as the subject site). The subject site is located within the administrative boundary of Canterbury City Council.
- 1.1.2. The scheme is for the erection of a single storey 3-bedroom house accessible for older and restricted ability persons, plus a single bay garage. It follows a withdrawal of a previous application, where the principle of development was found to be acceptable, but design considered out of keeping with its traditional context. The current scheme has been revised in line with Planning Officer comments.
- 1.1.3. For full details of the subject site and the proposed scheme, reference should be made to the plans and documents produced by M D J Wilkey Dip Arch RIBA.
- 1.1.4. The subject site is currently undeveloped and is located within the Derringstone Conservation Area and within the setting of Ivy House and Heaselands, both Grade II listed buildings. As such, this report has been produced to provide an assessment of the contribution of the site to the significance of the relevant heritage assets, and how that may be impacted by the development proposal. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (2008). The report provides a heritage assessment of the contribution of the site to the significance of nearby designated heritage assets within the study area in line with The Planning (Listed Buildings and Conservation Areas) Act 1990, The National Planning Policy Framework (2023) (NPPF) and Local Plan policies. This HS does not address buried heritage assets (archaeological remains). Consideration has been given to the features which contribute to the special interest of these assets and their settings.

1.2 AIMS AND OBJECTIVES

- 1.2.1. The aim of this Heritage Assessment is to assess the impact of the scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:

- identify the presence of any known or potential heritage asset that may be affected by the scheme;
- describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;
- determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
- assess the impacts upon the significance of the asset(s) arising from the scheme,
- assess the impact of the proposed scheme on how designated heritage assets are understood and experienced through changes to their setting; and
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

2 HISTORICAL CONTEXT

2.1.1. This section provides an overview of the subject property and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. In accordance with the NPPF, this section provides an assessment of the subject property and the site's historical development, heritage potential and contribution to the setting of the identified heritage assets that may be affected by the proposed works.

BRIEF OVERVIEW

2.1.2. Barham is a village and civil parish 7 miles southeast of Canterbury and 7 miles north of Folkestone. The name Barham derives from the Anglo Saxon chief name of 'Beora' and 'ham' meaning settlement or homestead. Derringstone is a small hamlet just outside and south of the main village and probably derives its name from the Derring family of whom, Sir Edward Derring married Mary Fotherby of Barham Court in 1735.

2.1.3. The first written record of Barham is in AD809 by King Cenulph. The settlement was given as a gift to Archbishop Wulfred and at that time was sized as 7 plough lands - arable land of a size to occupy seven teams of eight oxen to plough. Barham is recorded in the Domesday Book of 1086, held by Odo Bishop of Bayeux who leased it to Fulbert. On the bishop's disgrace, it passed back to the See of Canterbury and ceased to be a separate borough. The lands were incorporated into the Hundred of Bourne-Kinghamford with the Archbishop as Lord of the Manor.

2.1.4. Throughout the medieval period, these minor settlements were served by open-field systems sprawling across the surrounding area. Whilst they remained primarily rural and agricultural in character, the region also developed as a retreat for the affluent and aristocracy. Barham Court was completed in 1605 and Broome Park, originally designed by Inigo Jones, was constructed over a period of years from the beginning of the 17th Century.

2.1.5. Administratively, the parish was separated from Bishopsbourne around 1840. Barham railway station opened in July 1887 providing service from Folkestone; this was extended to Canterbury by 1889. The railway was closed for the duration of WWII in April 1941 and taken over by the army, which used it to move rail-mounted guns to suitable firing positions. Barham Station closed permanently in 1947.

THE SUBJECT SITE

2.1.6. The Topographical Map of the County of Kent by A Drury & W Herbert (1769) shows the village of Barham as located in a rural area, crossed by the Nailbourne river. The hamlet of Dunnington Street is southwest of the village; the subject site is located within its nucleus.

Settlements are orbited by several isolated holdings, large stretches of woodland persist, particularly to the west.



Figure 1: A topographical-map of the County of Kent by Jn. Andrews, And. Dury, & W. Herbert. [London] 1769

2.1.7. By the OS of 1898 Dunnington Street appears to have been renamed, and the hamlet of Derringstone, to the south of Barham, is established. The subject site forms part of a regular courtyard farmstead together with Heaslands Farmhouse and associated structures, including Heaslands Stables and Heaslands Barn. It is located in an undeveloped area, constituting the



Figure 2: Kent LVII.5 Revised: 1896, Published: 1898

western yard with pond, adjoining the railway line. To the north are a number of dwellings lining Railway Hill, laid on relatively shallow plots with compact gardens.

2.1.8. Whilst the OS of 1907 showed no change to the application site and immediate surroundings, a number of changes to the farmstead appear by the OS of 1940. Heaslands Stable features a number of extensions to the west, encroaching on the application site. Heaslands Barn includes additions to north and south. A small structure has been erected to the north of Heaslands Farmhouse. Oral history accounts obtained from the current owners suggest these buildings were erected to house the ordinance associated with the railway during WWII.



Figure 3: 1.1.1. Kent LVII.5 Revised: 1937, Published: 1940

2.1.9. Contemporary mapping demonstrates a total erosion of the farmstead's cohesion following WWII, with the conversion of agricultural buildings for domestic use, Heaslands Stable and Barn, both reduced to earlier proportions due to demolition of extensions, are located in areas of clearly defined curtilage, bound partly by the winding driveway which crosses the former holding. The railway line has been dismantled and the pond filled in. The site now forms part of Heaslands Stables' garden. These changes predate available planning history.



Figure 4: Google Earth (2021)

2.1.10. The domestic curtilage of surrounding houses is and has always been confined to their present extent. In summary, the subject site was never associated with any other property or land and is a previously (historically) developed plot.

3 SUMMARY OF HERITAGE ASSETS

- 3.1.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance or the character of an area. It will also set out the principal heritage values that contribute to the significance of the study site/ subject property.
- 3.1.2. This assessment has been informed by a 50m search area beyond the subject property. The size of the search area has been determined based on the prevailing circumstances within the adjacent area, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is therefore consistent with paragraph 194 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.1.3. The subject site is an undeveloped plot of land within the domestic curtilage of Heaslands Stables. It is located within the Derringstone Conservation Area. There are 6 heritage assets within the 50m search area. These are:
- Derringstone Conservation Area
 - Ivy Cottage (locally listed)
 - Ivy House (GII listed)
 - Ford Cottage (GII listed)
 - Heaslands Barn (locally listed)
 - Heaslands Farmhouse (GII listed)
- 3.1.4. Following Step 1 of the Historic England settings guidance Ivy Cottage, Ivy House and Ford Cottage have been scoped out of further assessment as they will not be materially affected by the proposed development, nor will they be appreciably affected by a material change to the contribution of setting to its significance. This is based on a number of factors, including: the nature of the proposed scheme, the distance of the assets from the subject property; the relative location and topographic position between the assets and the subject property; lack of intervisibility; the orientation, nature, extent and scale of intervening built form, vegetation and landscape features; the sensitivity of the assets, and their corresponding heritage values, to the proposed change to the subject property; and, the nature and scale of the proposed changes within the subject property having no material effect on the values that contribute to the heritage significance of the asset(s) identified.

3.1.5. There are 3 heritage assets that have the potential to be affected by the proposed scheme. These are is:

- Derringstone Conservation Area
- Heaslands Barn (locally listed)
- Heaslands Farmhouse (GII listed)

3.1.6. No other statutory designated heritage assets or other buildings identified as locally listed will be materially affected by the proposed scheme.

3.1.7. Those assets with a potential to be subject to change will be considered in more detail below.

3.2 DERRINGSTONE CONSERVATION AREA

3.2.1. The conservation area has an undulating topography and is crossed by the Nailbourne River which constitutes one of the Britain's rarest ecosystems: chalk streams. Built form is primarily residential and focuses on the intersection of its main roads: Railway Hill, South Barham Road, The Causeway and Derringstone Street. It also includes a number of fine traditional properties that exist along Valley Road and Derringstone Hill. As evidenced by historic mapping, the hamlet grew from a linear settlement to a densely nucleated hamlet. Infilling with houses has merged Derringstone, once distinct, with the village of Barham.

3.2.2. The overall character is informal, lacking uniform plot size or building line. Building height ranges from one to two and a half storeys. Properties are predominantly Georgian with some examples of Victorian and earlier vernacular dwellings; the setting is generally infilled by lesser quality housing from the latter half of the 20th century. Clay tiles are a feature of hipped and duopitched roofs; timber cladding and brick dominate as the facing materials, sometimes stuccoed or rendered, and traditional timber joinery is largely retained. Despite some unsympathetic alterations, the area is well preserved. Verdurous and mature gardens are a strong positive attribute.

3.2.3. Railway Hill is central to the conservation area and contains a mix of traditional buildings and 20th century development. There is a marked progression from east to west, starting with modest cottages on small plots, adjoining the pavement, to larger houses on generous grounds, with sizeable forecourts. Ample foliage and shrubbery contributes to the rural character of this locality. The subject site is located to the back of Railway Hill, behind fronting development, accessed via a narrow driveway.

3.2.4. The contribution of the subject site to the significance of the conservation area is exceptionally low due to a number of factors. As an undeveloped backland plot it is of no inherent heritage value, and so adds little to the character of the surrounds. Additionally, intervening built form and dense screen planting bordering the perimeter prevent a meaningful appreciation of the

site. Land to the west of Heaslands Stables remains largely hidden from public vantage points; views can only be attained from within the site and partially from neighbouring properties.

3.3 HEASLANDS FARMHOUSE (GII LISTED)

3.3.1. Heaslands Farmhouse is a Grade II listed building added to the register on the 14th of March 1980. The list description reads:

C18 home of 2 storeys in brick with tile roof. Four and one windows, the right-hand bay being the remains of a former oast house. Hung sashes with glazing bars. Ground floor has modern pedimented doorcase and a door to the left replacing a former window.

3.3.2. Historically, the farmhouse formed the centre of agricultural operations at Heaslands: a regular courtyard farmstead with agrarian buildings to four sides of the yard incorporating an L-plan element, and with additional detached elements to the main plan. The conversion of agrarian buildings for domestic use, however, has severed all functional and ownership association between the farmhouse and its immediate surroundings. Physical separation from former farm buildings is also present, in the form of a winding driveway and fences. Limited visual relationship remains: tall vegetation along boundaries between the properties renders views restricted.

3.3.3. The immediate setting of Heaslands Farmhouse is now closely confined to its domestic curtilage. Association with former farm buildings and land has been severed.

3.4 HEASLANDS BARN (LOCALLY LISTED)

3.4.1. Heaslands Barn is a locally listed building. Ken's Historic Environment Record description reads:

LATE MEDIEVAL BARN, NOW WITHOUT CROWN POSTS. WEATHERBOARDED, WITH TEMPORARY ROOF. WAGON ENTRY.

3.4.2. Historically, Heaslands Barn formed part of agricultural operations at Heaslands: a regular courtyard farmstead with agrarian buildings to four sides of the yard incorporating an L-plan element, and with additional detached elements to the main plan. The conversion of the barn and other agrarian buildings for domestic use, however, has severed all functional and ownership association between the former farmstead structures. Physical separation is also present, in the form of a winding driveway and fences. Limited visual relationship remains: tall vegetation along boundaries between the properties renders views restricted.

3.4.3. The immediate setting of Heaslands Barn is now closely confined to its domestic curtilage. Association with former farm buildings and land has been severed.

3.5 SUMMARY

3.5.1. To summarise, the contribution of subject site to the significance of the Derringstone Conservation Area is marginal; the site is hidden from public views, being located to the back

of Railway Hill and screened by intervening built form and planting. Its contribution to the significance of Heaslands Farmhouse and Barn as derived from their setting is also negligible. Links between former farm buildings have been severely eroded. These no longer manifest a spatial, functional, or ownership association. Visual relationship is also limited.

4 OUTLINE OF THE PROPOSALS RELEVANT TO THE ASSESSMENT

4.1.1. The proposed works comprise the erection of a single storey 3-bedroom house accessible for older and restricted ability persons, plus a single bay garage. The bungalow has been designed in a manner sympathetic to the conservation area, utilising forms and materials present throughout. Laid on a plan approximating a square, the building will be clad in blackened larch timber cladding, under a pitched, clay roof, with solar panels. Hardstanding and a ramp are a feature of landscaping to enable wheelchair entry.

4.1.2. For full details of the proposed scheme the supporting planning documents should be viewed.

4.2 IMPLICATIONS

4.2.1. As outlined in the previous chapter, the contribution of the subject site to the significance of the Derringstone Conservation Area is marginal, due to its limited visibility from public vantage points. Only glimpses of the site are attainable from neighbouring properties and from the private drive which forms access. Nevertheless, the design of the new built form is considered in-keeping with the character and appearance of the conservation area, replicating forms and materials found throughout Derringstone. Prominence of new built form is further reduced by its modest scale.

4.2.2. As above, the subject site's contribution to the setting of former Heaslands farm buildings is negligible. Nevertheless, the proposed dwelling has been designed to conform to an agricultural aesthetic which is manifested by the use of simple forms, blackened timber cladding, and a clay tiled roof, in accordance with conservation officer advice.

4.2.3. The current scheme follows a withdrawal of a previous application, where the principle of development was found to be acceptable, but design considered out of keeping with its traditional context. The current scheme has been revised in line with Planning Officer comments and is now considered appropriate to its surroundings.

4.2.4. Whilst the proposed solar panels could be considered uncharacteristic of the conservation area or the traditional context of the buildings associated with Heaslands, these modern additions will not appear prominent in views of Derringstone or together with the farmhouse and barn. Any possible minor negative impact will be offset by providing an energy efficient house in-keeping with government guidelines and reducing the carbon footprint of the development as a public benefit.

4.2.5. The overall impact of the scheme on relevant heritage assets is considered to be neutral. It is deemed, therefore, that the proposed development will preserve the character and appearance of the heritage assets and their setting, in accordance with National and Local Policy.

5 CONCLUSIONS

- 5.1.1. The NPPF states that 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. This assessment has identified the heritage assets with a potential to be sensitive to the proposed works, it has considered their significance and assessed the impacts of the proposed works on their significance.
- 5.1.2. Three heritage assets have been identified that have the potential to be sensitive to the proposed scheme. These are:
- Derringstone Conservation Area
 - Heaslands Barn (locally listed)
 - Heaslands Farmhouse (GII listed)
- 5.1.3. The proposal seeks the erection of a single storey 3-bedroom house accessible for older and restricted ability persons, plus a single bay garage. The proposed scheme has been assessed against any potential impact on heritage assets that might result in a loss of significance, and it has been determined that character and appearance of the conservation area will be sustained, and the significance of the above buildings as derived from their setting will be preserved.
- 5.1.4. As a result, the proposed scheme is believed to be in accordance with relevant legislation and national and local planning policy.