

# Land at Frittenden Road and Common Road, Sissinghurst

**HERITAGE STATEMENT | JANUARY 2020**

On behalf of Invicta Self and Custom Build Ltd





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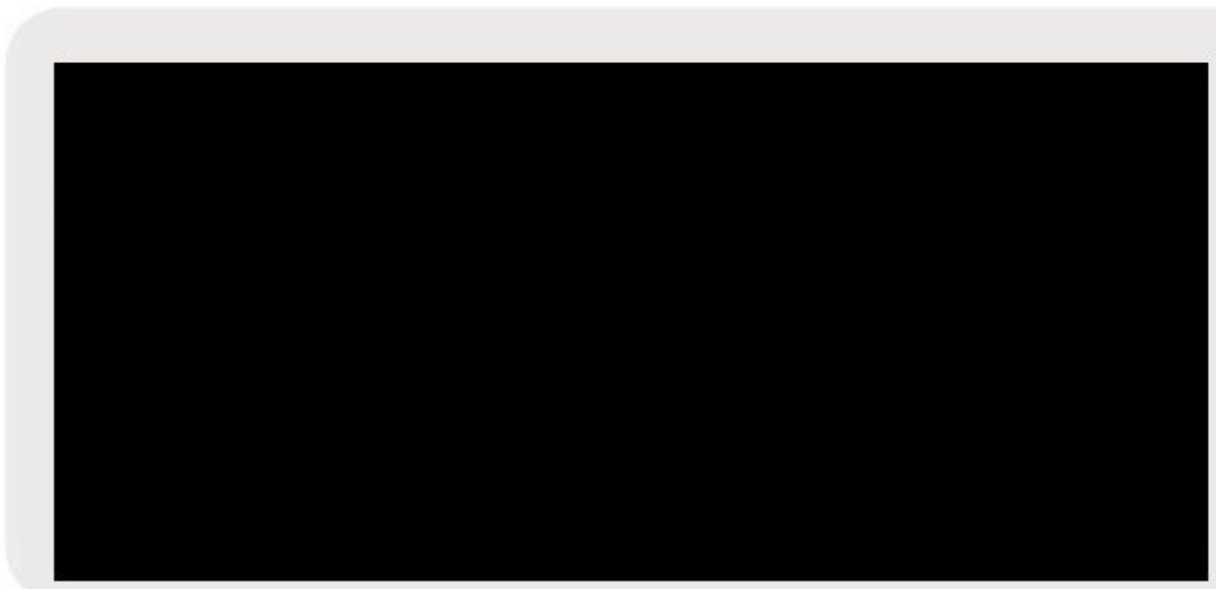
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Section 1

**Introduction.**



# 1 | Introduction

- 1.1 This Heritage Statement report has been written to accompany an outline planning application submission for circa 18 dwellings on land bordered by Frittenden Road and Common Road, Sissinghurst (henceforth 'the Site'). The Site location is illustrated on the adjacent Fig. 1.1.
- 1.2 There are no buildings, designated or otherwise, located on the Site and the Site is not located within the Sissinghurst Conservation Area.
- 1.3 The report will:
- Set out the relevant legislative and policy framework within which to understand the proposed works to the Site;
  - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
  - Describe the site and identify any surrounding designated heritage assets;
  - Appraise the heritage significance of the Site and identify the contribution to the surrounding identified Heritage Assets; and,
  - Provide a detailed assessment of impact of the proposals on the Site and its setting, as well as on surrounding identified Heritage Assets and their significance.
- 1.4 This report has been prepared with reference to primary and secondary sources and desk-top survey and research. This includes British History Online sources, a study of historic maps, more specifically Ordnance Survey Map regression, a review of the adopted local planning guidance documents and the Local Plan.
- 1.5 The report is produced by Iceni projects. Specifically, it has been authored by Edwina Coward BA (Hons) MSc, Senior Heritage Consultant and reviewed by Laurie Handcock MA (Cantab) MSc IHBC, Director – Built Heritage & Townscape.



Figure 1.1 Location Plan, Site outlined in red



Section 2

# **Planning Legislation, Policy & Guidance.**



2 | Planning Legislation, Policy & Guidance

Legislation		National Policy	
2.1	Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.	2.4	The National Planning Policy Framework (NPPF) requires a proportionate approach to assessment as set out in paragraph 189. The methodology used takes into account the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national, regional/strategic and local planning policies and guidance related to designated and non-designated heritage assets. A summary of each of these is appropriate at this point:
2.2	Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.	The Planning (Listed Buildings and Conservation Areas) Act 1990	
2.3	Section 72(1) of the Act, in respect of development within conservation areas, emphasises that:  <i>'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'</i>	2.5	The Planning (Listed Buildings and Conservations Areas) Act 1990, requires the local planning authority (as decision-maker) to take account of its statutory requirements when considering development relating to designated heritage assets. In summary, Section 66 of the Act requires that decision makers have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that in making decisions relating to development within conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the designated area.
		The National Planning Policy Framework (June 2019)	
		2.6	The National Planning Policy Framework (NPPF) contains the Government's planning policies for England. Chapter 12: 'Achieving well-designed places' and Chapter 16: 'Conserving and enhancing the historic environment' are relevant in the context of this report.
		2.7	Chapter 12 recognises good design "...as a key aspect of sustainable development" which "creates better places in which to live and work and helps make development acceptable to communities". Paragraph 127 provides design criteria to be considered in making planning decisions. Paragraph 131 adds that "In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."
		2.8	Chapter 16 sets out, at paragraph 185, how planning strategies should take into account: the desirability of
		sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.	
		2.9	The terms 'setting' is defined in the NPPF as "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".
		2.10	The term 'significance' (for heritage policy) is defined as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".
		2.11	Paragraph 189 of 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. 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".
		2.12	Paragraph 190 goes on to state that "local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal".
		2.13	In relation to the impact of a proposed development on designated heritage assets, paragraphs 193-194 set out that "when considering the impact of a proposed
		development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.	
		2.14	Paragraph 200 requires that "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 the asset (or which better reveal its significance) should be treated favourably".
		National Planning Policy Guidance (October 2019)	
		2.15	The national Planning Policy Guidance (PPG) supports the policy set out in the National Planning Policy Framework (NPPF).
		2.16	Paragraph 002 of the PPG states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach. Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows: <ul style="list-style-type: none"><li>archaeological interest: As defined in the Glossary to the NPPF, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.</li><li>architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.</li></ul>



## 2 | Planning Legislation, Policy & Guidance

<ul style="list-style-type: none"> <li>historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.</li> </ul>		<p>2.17 The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals. Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF (paragraphs 194-196) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases.</p>	
<p>2.18 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.</p>		<p>2.24 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking. The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.</p>	
<p>2.19 To support the national policies, three separate Good Practice Advice in Planning Notes (GPA's) have been published by Historic England.</p> <p>GPA 1: The Historic Environment in Local Plans [March 2015]</p> <p>2.20 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, including the historic environment, as set out by the NPPF.</p> <p>2.21 The document provides advice on how information about the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset (s) and make a positive contribution to local character and distinctiveness.</p> <p>2.22 The document gives advice on how the heritage policies within Local Plans should identify areas that are inappropriate for development as well as defining specific Development Management Policies for the historic environment.</p> <p>GPA 2: Managing Significance in Decision-Taking in the Historic Environment [March 2015]</p> <p>2.23 This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information and is as follows:</p>		<p>GPA 3: The Setting of Heritage Assets (2nd Edition) [December 2017]</p> <p>2.25 This advice note focuses on the management of change within the setting of heritage assets. It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).</p>	
<p>2.26 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.</p> <p>2.27 This note gives assistance concerning the assessment of the setting of heritage assets and the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings; and that settings can contribute to the significance of a heritage asset.</p> <p>2.28 This note gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets. It suggests that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:</p> <ul style="list-style-type: none"> <li>indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or</li> <li>specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or</li> <li>advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected.</li> </ul> <p>2.29 Particularly for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.</p> <p>2.30 This should be followed by an analysis to assess whether the setting of an affected heritage asset makes</p>		<p>2.26 Understand the significance of the affected assets;</p> <p>2.27 Understand the impact of the proposal on that significance;</p> <p>2.28 Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;</p> <p>2.29 Look for opportunities to better reveal or enhance significance;</p> <p>2.30 Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;</p> <p>2.31 Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.</p>	



### Local Policy

#### Local Development Plan

- a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated.
- 2.31 The next stage is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 2.32 At the proposal stage, ways to maximise enhancement and avoid or minimise harm should be considered. Enhancement (see NPPF, paragraph 137) may be achieved by actions including:
- removing or re-modelling an intrusive building or feature
  - replacement of a detrimental feature by a new and more harmonious one
  - restoring or revealing a lost historic feature or view
  - introducing a wholly new feature that adds to the public appreciation of the asset
  - introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
  - improving public access to, or interpretation of, the asset including its setting.
- 2.33 The Tunbridge Wells Borough Local Plan was adopted in 2006 and superseded the previously adopted Tunbridge Wells Borough Plan (1996) which formed part of the statutory development for the area. This comprised of the Kent Structure Plan 1996 and the Kent and Medway Structure Plan (2006), together with the Kent Minerals local Plan, the Kent Waste Local Plan and the emerging South East Plan Regional Spatial Strategy. Within this, Policy EN5 sets out criteria for determining whether a development is appropriate within, or affecting the character and appearance of, a conservation area. Further policies about the control of development within Sissinghurst can also be found in the adopted Local Plan (2006), principally Policy EN1. Tunbridge Wells Borough Council has commenced work on preparing a New Local Plan to guide future development in the borough up to 2033. The new Local Plan will replace the existing Local Plan 2006, Core Strategy and associated Development Plan Documents (DPDs). The consultation period for the New Plan was concluded in June 2017, but it is yet to pass through examination, and therefore carries only limited weight.
- 2.34 Local Plan 2006 Policy EN5, states that the Council will ensure that proposals for development within, or affecting the character of, a conservation area will only be permitted if all of the following criteria are satisfied:
- i) The proposal would preserve or enhance the buildings, related spaces, vegetation and activities which combine to form the character and appearance of the area;
  - ii) The siting of development would be similar to adjoining building frontage lines where this is important to the character of the conservation area;
  - iii) The layout and arrangement of the building(s) would follow the pattern of existing development and spacing of adjoining plot widths where this is important to the character of the conservation area;
  - iv) The scale, massing, roofscape, use of materials, detailing, boundary treatment and landscaping would preserve or enhance the character of that part of the conservation area in which the proposal would be situated;
- v) The use, or intensity of use, would be in sympathy with the character and appearance of that part of the conservation area in which the proposal would be situated;
- #### Core Strategy
- 2.35 The adopted Core Strategy Development Plan Document sets out the amount of development required across the Borough to 2026 and divides this amount between settlements, at Core Policy 4, sets out environment policy for the Borough. The Local Development Framework was adopted in June 2010.
- #### Core Policy 4 - Environment
- 2.36 The Local Development Framework was adopted in June 2010. Core Policy 4 states that the Borough's built and natural environments are rich in heritage assets, landscape value and biodiversity, which combine to create a unique and distinctive local character much prized by residents and visitors alike. This locally distinctive sense of place and character will be conserved and enhanced as follows:
1. The Borough's urban and rural landscapes, including the designated High Weald Area of Outstanding Natural Beauty, will be conserved and enhanced
  2. The Borough Landscape Character Area Assessment 2002 will be utilised to manage, conserve and enhance the landscape as a whole
  3. A hierarchical approach to nature conservation and the protection of biodiversity and geodiversity will be applied across the sites and habitats of national, regional and local importance within the Borough. The objective will be to avoid net loss of biodiversity and geodiversity across the Borough as a whole
  4. Opportunities and locations for biodiversity enhancements will be identified and pursued by the creation, protection, enhancement, extension and management of green corridors and through the development of green infrastructure networks in urban and rural areas to improve connectivity between habitats
5. The Borough's heritage assets, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens will be conserved and enhanced and special regard will be had to their settings
6. The positive management of heritage assets through partnership approaches and measures will be encouraged, including by the use of Conservation Area Management Plans
- 2.37 This Policy seeks to ensure that the delivery of new development (such as for housing, retail and employment) is balanced against the need to conserve and enhance the character and distinctiveness of the Borough's natural and built environment, in terms of the intrinsic character and diversity of the landscape, its biodiversity and geodiversity and its heritage assets.
- 2.38 This Policy covers landscape, biodiversity and heritage issues. Other issues relating to the built environment, including design requirements and climate change, are covered by Core Policy 5: Sustainable Design and Construction.
- #### Draft Local Plan, Regulation 18 Consultation Draft (20 September to 1 November 2019)
- 2.39 The emerging Tunbridge Wells Draft Local Plan presents a vision of what is intended to be achieved in the Borough over the period up until 2036. The draft Local Plan includes a suite of policies, some of which are of relevance to the Site. These include a policy which intends to safeguard part of the land for the potential northward expansion of the primary school to the south.
- 2.40 In addition, emerging policy STR8 seeks to conserve and enhance the natural, built, and historic environment, including landscape assets, biodiversity, geodiversity, priority habitats and species, and statutory and locally designated heritage assets, with reference to 10 criteria. These criteria are framed as part of the Borough's positive management of natural, built and historic environment.



Section 3

# **Historic Development of the Site and Surroundings.**



### 3 | Historic Development of the Site and Surroundings

#### Sissinghurst

- 3.1 The settlement of Sissinghurst was first recorded in AD 1200 as the name of the manor which is likely to have been located on, or near to, the site of Sissinghurst Castle located to the east of the Site. Originally called Saxenburt, the land was named after the family who had ownership of this area in the early thirteenth century. "Sissing" refers to the territory or principal settlement of a tribal group whilst "hurst" refers to a woodland in an upland area, which suggests that this area was extensively covered in woodland attached to an estate elsewhere. Thereafter, having passed through the hands of the Bereham family, the manor was sold to Thomas Baker in the thirteenth century who made his fortunes having been appointed Chancellor of the Exchequer. Sissinghurst lies within the ancient Weald which stretched 120 miles from East Kent to today's Hampshire. The Ordnance Survey map records the alignment of a Roman road running into Sissinghurst from the south east in the vicinity of Church House and so it is likely that Roman activity occurred here.
- 3.2 By the fourteenth century, although the area was largely undeveloped consisting mainly of agricultural land, small settlements to the perimeter of Sissinghurst had evolved. This included Mylkhuse Street (now Milkhouse Street), which is known to have been frequented by Edward I in July 1305, which was captured on Christopher Saxon's map of Kent produced in 1575 where Sissinghurst is shown to be surrounded by a boundary wall inferring the presence of an Estate with Mylkehouse as a separate settlement to the south west.
- 3.3 To the south, Cranbrook had also been established as a thriving area for the Wealden cloth industry using wool from the nearby Romney Marsh. The area expanded with the construction of local mills and local housing which accommodated the Clothiers which, in turn, established the character of the settlement with white weather boarded weavers' cottages and timber framed houses. A large road network was introduced which linked the settlements together as well as smaller tracks which gave access to the more remote estates, shown on an unattributed map dated 1797 labelled Wilsley Green and Swifts Place. The surrounding areas remained predominantly agricultural land with woodland such as Boycourt Wood.

- 3.4 The wealth of the Baker family, still in ownership of Sissinghurst manor, had declined during the Civil War and by the late seventeenth and eighteenth century the village of Sissinghurst itself was in serious decline. This social decline was also present within the woollen trade and, as a result, agriculture became the primary source of income. By comparing historic maps, little development took place between 1797 and the first OS map of 1870. The land is shown to be predominantly occupied by agriculture with numerous small holdings being constructed in and around the existing settlements which accommodated the farming land. However, in comparison to the neighbouring settlement of Cranbrook, Sissinghurst remained largely undeveloped.
- 3.5 By 1938, the boundary of Sissinghurst expanded further to the north with minor housing development introduced along the Angley Road A229 to the north west and south west of the Site. This development expanded further in the 1950s and 60s when additional residential housing was constructed post-war on the land in between Wilsley Pound and Cranbrook Common and to the south of Common Road which included the Milkhouse Cottages and Cleavers Close. As a result, the vast majority of building stock to the north of Sissinghurst is mid-twentieth century fabric.
- 3.6 In October 1971, the Sissinghurst Conservation Area was designated which was set up to give local advice to the Local Planning Authority on development issues. The Site does not fall within the Conservation Area boundary which lies to the south.
- 3.7 In 2011, the Sissinghurst C of E Primary School was constructed to the south of the site boundary, which was relocated from the centre of the village having been established in 1840. Consent was also granted at appeal, in 2016, for the development of land to the east of Common Road, and Reserved Matters are now being discharged.



Figure 3.1 Map of area, 1797



Figure 3.3 OS Mapping, showing site boundary, 1898



Figure 3.2 OS Mapping, showing site boundary, 1870



Figure 3.4 OS Mapping, showing site boundary, 1969



Section 4

# **Assessment of Significance.**



## 4 | Assessment of Significance

### Assessment Methodology

4.1 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is the framework set out in the November 2017 consultation draft of Historic England's best practice guidance document Conservation Principles. This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic – in assessing what makes a place and its wider context special. These are broadly in line with the values – evidential [now archaeological], historical, aesthetic [now architectural and artistic], and communal [now part of historical] – set out in the previous, 2008 version, but are consistent with the heritage interests in the NPPF, the definitions for which are now included in the updated Planning Practice Guidance as cited above. Historic England is currently in the process of updating the Conservation Principles, Policies, and Guidance (2008) report which focuses on clearly defining 'significance'. As a result, they aim to update terminology, structure and content which includes the types of heritage interest to include Historic, Archaeological and Architectural and Artistic. Consultation ends on 2 February 2018.

### The Site

- 4.2 The Site is approximately 16,000m<sup>2</sup>, and is located to the north west of the settlement of Sissinghurst, located within the Borough of Tunbridge Wells in the County of Kent. The Site is currently an undeveloped piece of agricultural land and is bounded by Frittenden Road to the north and Common Road to the east. The Site sits adjacent to Sissinghurst C of E Primary School to the south, built in 2011, and post-war residential properties to the west.
- 4.3 To the surrounding area, the Site is located approximately two miles north east of Cranbrook, fifteen miles to the east of Tunbridge Wells and fifteen miles to the south of Maidstone. Nearby, Cranbrook Common is located to the north of the Site with the settlement of Wilsey Pound located to the south west.
- 4.4 Sissinghurst lies within the area of Lower Cretaceous geological deposits, which form the Hastings Beds and comprise sedimentary sand and clay deposits. The sands and clays have supported a strong tradition of brick and tile manufacturing which makes an important contribution to the character of buildings in the locality, including their deep red and earth toned colourings. This is evident to the vicinity of the Site.
- 4.5 The Site is considered to have negligible heritage significance in its own right, and no discernible contribution to make to the setting of the Sissinghurst Conservation Area due to its distance away from the Area, and the lack of any intervisibility with it. The Site does not contain any architectural and artistic interest or value. It does, however, have a public right of way passing through the land which refers to the access path for the historic farmstead to the south east of the site which was present pre 1797. There is no other evidence, to suggest that the Site has a historic connection to the surrounding landscape.
- 4.6 Having analysed historic maps, as mentioned above, there is evidence of one dwelling being located to the south east of the Site in 1797, however, as this was demolished between 1908 and 1938 it is unlikely that any fabric remains and also unlikely that any significant archaeological deposits exist.



1. Carpenter's Cottage
  2. The Crossways
  3. Mouse Hall
  4. Mill Cottage
- Grade II Listed buildings
- The Site

Figure 4.1 Designated Heritage Assets map



## 4 | Assessment of Significance

### Surrounding Heritage Assets

- 4.7 There are no designated assets situated on the Site. However, there are two designated heritage assets to the north east of the site on the crossroads where Frittenden Road meets Common Road.
- 4.8 The site is located approximately 0.3 miles from Sissinghurst Conservation Area and is located north of the High Weald Character Area of the designated Area of Outstanding Beauty. This protected land obtains a medieval landscape of wooded hills and sandstone outcrops which covers 1461km of Kent, Sussex and Surrey in south east England.

#### Cranbrook, The Crossways – Grade II Listed

- 4.9 To the west of the Crossroads, to the north side of Frittenden Road is a Grade II listed sixteenth century house which has seventeenth century additions with further alterations being carried out in the nineteenth century and twentieth century. Named Cranbrook, The Crossways, the building externally expresses the timber framed construction to its facade with pebbledash render in between members to the ground floor whilst the first floor is clad with hung tiles, true to Kentish characteristics. The Kentish tiles continue to the roof which is punctured by two gabled dormers on the main wing with two chimneys. The front elevation has irregular fenestration of five windows on the first floor and four windows to the ground floor with a gabled weather porch to the right hand side of the centre of the façade.
- 4.10 Since construction, Frittenden Road and Common Road has served The Crossways through means of access to and from the surrounding areas. There is also no evidence of any interrelationship in ownership or functionality with the agricultural land surrounding this asset, and it has remained well set back within its own plot, away from surrounding farmland. We can therefore conclude that the building relates to the intersecting roads both historically and functionally and does not relate to the wider farmland or have a contributory broad agricultural setting. Its connection to the road is reinforced through means of its orientation, with its principal elevation running parallel to the thoroughfare which is lined with mature hedgerows which, in turn, reinforces the separation of boundaries and their contrasting uses.
- 4.11 The property was first listed in May 1986.

- 4.12 The Crossways is considered to be of special architectural and historic interest, reflected in its Grade II designation. The property is predominantly a sixteenth century structure, although has undergone numerous alterations in the seventeenth, nineteenth and twentieth centuries. The property is located to the north east of the Site boundary with its front elevation facing the Site. Frittenden Road stands as a buffer zone lying in between the Site boundary and the Listed curtilage and is aligned with mature hedgerow either side. There is no evidence which associates the Site with the Listed property having always been separated by this thoroughfare.

#### Carpenter's Corner (1 and 2, Common Road) – Grade II Listed

- 4.13 To the east of the crossroads, north east of the site is the Grade II listed seventeenth century carpenter's house. The building is timber framed with eighteenth century red and blue brick chequer cladding and hung tiles at first floor level. The elevations are punctured with irregular fenestration of four windows to the first floor and two on the ground floor. The south elevation expresses a cat slide roof whilst the tiled roof above expresses a half hipped gable end. The property was first listed in June 1967 having originally been the local coffin workshop, however, the building has since been divided into two cottages. Similarly to The Crossways, Carpenter's Corner also holds clear evidence that it does not relate to the wider farmland. Reinforced in its name, the building was constructed to accommodate a carpenter who served the local community showing no reference to agriculture. Instead, its connection to the surrounding land remains purely with Common Road and its own site boundary, both historically and functionally, through means of providing an access route from neighbouring settlements. We can, therefore, conclude that the property does not relate to the wider farmland or have a contributory broad agricultural setting. In relation to the Site, the principal elevation runs perpendicular to the Common Road which remains as a thoroughfare between the two boundaries lined with mature hedgerows, reinforcing this distinction of contrasting uses.

- 4.14 Carpenter's Corner is considered to be of special architectural and historic interest, reflected in its Grade II designation. Formerly a Carpenter's house with coffin workshop, the timber framed building was constructed in the early eighteenth century and has been subject to numerous interventions, most significantly being divided into two cottages in the second half of the twentieth century. The property is located to the north east of the Site boundary which is separated by Common Road. There is no evidence to suggest that the building holds any relationship with the Site which is emphasised by its perpendicular orientation to the Site boundary.



Figure 4.2 Cranbrook, The Crossways, listed at Grade II



Figure 4.3 Carpenter's Corner (1 and 2, Common Road), listed at Grade II