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<td>Prepared by:</td>
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</tr>
<tr>
<td>Jo Evans BSc (Hons) MRTPI IHBC</td>
<td></td>
</tr>
<tr>
<td>Eleanor Grace BA (Hons) MSc</td>
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- Appendix A: Map of Built Heritage Assets
- Appendix B: Statutory List Description
- Appendix C: References
1.0 INTRODUCTION

This Built Heritage Statement has been produced by RPS Consulting on behalf of Millwood Designer Homes Ltd to assess the potential impact of proposed development at land to the west of Iden Green Road, Benenden on the historic built environment.

This Statement has been prepared in support of the ongoing promotion of the site through the emerging Local plan process, in support of its allocation for housing development.

The site comprises a number of fields located to the west of the historic core of the village of Benenden, Kent. The northern part of the site is located within the Benenden Conservation Area and there are a number of other designated and non-designated built heritage assets within 1km of the site boundary. These are listed and marked on the map in the Appendices of this report along with their National Heritage List for England (NHLE) list description.

This report also considers the proposed designation of the northern section of the site as a Local Green Space as part of the preparation of the Tunbridge Wells Local Plan. These areas are defined in the National Planning Policy Guidance (NPPG) in paragraph 5 of the guidance, which relates to Open space, sports and recreation facilities, public rights of way and local green space. These areas are defined as,

a way to provide special protection against development for green areas of particular importance to local communities.

The northern section of the site which abuts the main A2086 through the village and Iden Green Road is proposed as a Local Green Space. The remaining section of the site, to the south, is not proposed for inclusion in the designation. The area which is proposed for designation corresponds to that which is included within the conservation area. The area of the site proposed for designation as a Local Green Space (LGS) is show at Figure 2.

This report meets the requirements of Paragraph 189 of the National Planning Policy Framework (NPPF, 2019). This report identifies those built heritage assets with the potential to be affected by development on the Site and describes their significance, including any contribution made by their setting. The impact of outline development proposals upon the significance of the identified heritage assets will also be considered.

This Built Heritage Statement includes a review of legislation as well as national and local planning policy and guidance relevant to built heritage. This report also includes an historical appraisal of the site and its surroundings.

All photographs are the author’s own unless otherwise stated.

The findings of this report remain current for three years from date of issue.
2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

The statutory requirements and national and local policy provide a clear framework for the consideration of development proposal that affect the historic built environment. The Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA) provides the overarching statutory requirements in the determination and assessment of development proposals in the historic environment. The National Planning Policy Framework (NPPF) sets out the Government’s policies and requirements at a national level and the Planning Practice Guidance reflects the Secretary of State’s views on the way policy should be applied. It is acknowledged that matters of legal interpretation are determined in the Courts but the NPPF and the Practice Guidance set out clearly the Government’s priorities and aspirations for planning nationally. The Historic England documents provide technical advice that is designed to explain and assist in the implementation of legislation and national policy. Therefore there is a clear hierarchy of statutory duty, policy and best practice and this has been used to inform the assessment of the application proposals that is included in this statement.

Legislation

The relevant legislation that relates to the setting of heritage assets is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) sets out the duty of the planning authority with regard to the determination of applications for development that may affect the setting of a listed building. It states that:

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

This requirement means there is an implicit acknowledgement that although a development proposal may not affect the physical fabric of a listed building, it is possible to affect its character as a building of architectural or historic interest through development that may be located within its setting.

A similar duty to protect the character or appearance of conservation areas exists within the 1990 Act. The Civic Amenities Act of 1967 introduced conservation areas in the UK and the Planning (Listed Buildings and Conservation Areas) Act 1990 provides the framework for the designation and review of these areas. The 1990 Act places a duty on local planning authorities to determine areas suitable for designation and to keep the matter under review. Once designated, there is a requirement to protect the area from development that would adversely affect its character or appearance.

Conservation areas are defined as areas of special architectural or historic interest the character of which it is desirable to preserve or enhance. (Section 69 of the PLBCA) Designation provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an area’s special interest. Section 72 of the 1990 Act requires that when planning authorities determine applications for development within conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This provision means that proposals for development should at least leave the character or appearance of an area unharmed.

National Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

The NPPF is the principal document that sets out the Government’s planning policies for England and how these are expected to be applied. It explains that the purpose of the planning system is support and deliver sustainable development. The Framework describes this as meeting the needs of the present without compromising the ability of future generations to meet their own needs. In order to achieve this, the planning system has three overarching objectives. These are an economic objective, to help build a strong and competitive economy, a social objective to support strong and healthy communities and an environmental objective which seeks to contribute to protecting and enhancing our natural, built and historic environment.

The NPPF states that these objectives are interdependent but should be pursued in mutually supportive ways and paragraph 9 explains that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Paragraph 11 emphasises that the Framework means that there is a presumption in favour of sustainable development.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance.

In the case of proposals that may affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of those heritage assets, together with the contribution that may be made by their setting to that significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires local planning authorities to take this assessment into account when considering applications.

Within the section titled Considering potential impacts, the NPPF emphasises that great weight should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 195 states that where a development would result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified, paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 200 notes 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, or better reveal the significance of, the asset should be treated favourably.

Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impact that may arise from the loss of a building or element that does contribute positively to the conservation area, consideration should be given to the relative significance of that building and the impact on the significance of the Conservation Area or World Heritage Site as a whole.
2.2 NATIONAL PLANNING GUIDANCE

National Guidance

The Government published the Practice Guidance to accompany the NPPF policies.

The National Planning Practice Guidance (NPPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. The guidance states that the historic environment is an irreplaceable resource and that effective conservation of heritage assets will deliver wider social, cultural, economic and environmental benefits. Conservation is defined within the guidance as,

an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesigned buried remains of archaeological interest. (paragraph 2)

The guidance sets out to explain how proposals can avoid or minimise harm to the significance of a heritage asset or the wider historic environment. It states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, or specialist investigation can help to identify constraints and opportunities arising from the asset and such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way. (paragraph 8)

It is crucial that the significance of a heritage asset is understood and consideration of this incorporated into decision making. Paragraph 7 of the guidance explains that heritage assets may be affected by, direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

The guidance reiterates that the crucial issue in the assessment of proposals is whether development would cause substantial harm to the significance of the heritage asset (para 18) and explains that significance derives not only from a heritage asset’s physical presence, but also from its setting. It states that,

In general terms, substantial harm is a high test, so it may not arise in many cases. (paragraph 18) And further, that, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

The guidance addresses the sometimes-confusing policy in the NPPF that relates to substantial or less than substantial harm as set out in paragraph 194 of the Framework. Paragraph 194 notes that where development will lead to less than substantial harm… the public benefits should be weighed against the loss.

The guidance does seek to explain the concept of “public benefits” and what are the practical implications of this test. In paragraph 20 of the guidance and its reference to paragraph 8 of the NPPF. It states that,

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

• sustaining or enhancing the significance of a heritage asset and the contribution of its setting
• reducing or removing risks to a heritage asset
• securing the optimum viable use of a heritage asset in support of its long term conservation

The current proposal would have an impact on the setting of a number of listed buildings and therefore the issue of the impact of the proposal on the setting of these heritage assets is an important part of the assessment of the development proposals.

The policy guidance states that as part of the assessment of the impact of a proposal, A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The guidance helpfully describes the meaning of setting in paragraph 13, Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The guidance cautions that consideration of the setting must not be limited to a matter of views to or from the asset. It advises that, The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

A further important consideration in the matter of determining the extent of a setting or the impact of a proposal on that setting is that public access to or within the setting is not necessary in order for this to be considered part of its significance, The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

Historic Environment Good Practice Advice in Planning

Historic England has published three Good Practice Advice in Planning Notes (GPAs), GPA1: Local Plan Making (March 2015), GPA2: Managing significance in Decision-Taking in the historic Environment (March 2015) and GPA3: The Setting of Heritage Assets (December 2017). A further document entitled GPA4: Enabling Development is yet to be adopted.

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

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.


This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (July 2015) and ‘Seeing History in the View’ (English Heritage, 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting 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. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset. While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset’s surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis.

Historic England Advice Notes in Planning

In addition to the above documentation, Historic England has published three core Historic England Advice Notes (HEANs) that provide detailed and practical advice on how national policy and guidance is implemented. These documents include: HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016), HEAN2: Making Changes to Heritage Assets (February 2016), HEAN3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEAN4: Tall Buildings (December 2015).

HEANT: Conservation Area Appraisal Designation and Management (February 2019)

This document provides guidance with regard to conservation area appraisal, designation and management. The Advice Note provides information that relates to conservation area designation, appraisal and management. It reiterates that the evidence required to inform decision making should be proportionate to the importance of the asset under consideration. The document also seeks to identify opportunities where conservation can help to deliver wider social, cultural, economic and environmental benefits and where there may be opportunities to draw on the contribution made by the historic environment to the character of a place. The guidance confirms that the approach set out in the HEAN document meets the statutory requirement to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

The document describes measures that can help manage change in a way that will conserve and enhance the character and appearance of conservation areas and contribute to sustainable development as outlined in the NPPF. Conservation Area Management is described as a staged approach following the sequence of ‘Appraisal’, ‘Designation’, ‘Management’ and ‘Review’. The identification of an area’s significance is seen as a precursor to the appraisal process and the guidance outlines the key elements that may contribute to the special interest of a conservation area. The document sets out the different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations and undesignated heritage (which may be identified as part of the appraisal)
- Those linked to a particular industry or individual with a particular local interest
- Where an earlier, historically significant, layout is visible in the
2.3 LOCAL PLANNING POLICY & GUIDANCE

**Tunbridge Wells Local Plan 2006 (saved policies)**

The Local Plan 2006 remains valid; saved polices relevant to the heritage and local character aspects of the proposed development include:

**POLICY EN11**

Proposals which would be likely to affect a historic park or garden will only be permitted where no significant harm would be caused to its character, amenities or setting.

**Policy EN25**

Outside of the Limits to Built Development, as defined on the Proposals Map, all proposals for development will be required to satisfy all of the following criteria:

1. The proposal would have a minimal impact on the landscape character of the locality;
2. The development proposal would have no detrimental impact on the landscape setting of settlements;
3. The development proposal would not result in unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance;
4. Where built development is proposed, there would be no existing building or structure suitable for conversion or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be well screened by existing vegetation; and
5. Where an extension or alteration to an existing building is proposed, it would respect local building styles and materials, have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part.

**POLICY EN5**

Proposals for development within, or affecting the character of, a conservation area will only be permitted if all of the following criteria are satisfied:

1. The proposal would preserve or enhance the buildings, related spaces, vegetation and activities which combine to form the character and appearance of the area;
2. The siting of development would be similar to adjoining building frontage lines where this is important to the character of the conservation area;
3. 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;
4. 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;
5. 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;
6. The proposal would not result in the loss of trees, shrubs, hedges or other features important to the character of that part of the conservation area in which the proposal would be situated; and 7 In meeting the car parking and access requirements, the character and amenity of the area would not be adversely affected.

**Local Plan 2006 (Proposals Map)**

The Site largely outside of the Local Plan Inset 12 - Benenden. The easternmost part of the Site falls within the Benenden Conservation Area. The site is within the High Weald Area of Outstanding Natural Beauty (AONB), the Tunbridge Wells Borough High Weald Special Landscape Area, as well as within the High Weald National Character Area.

**Local Development Framework (LDF)**

The LDF for Tunbridge Wells currently comprises the Core Strategy and Site Allocations Development Plan Document DPD. It is anticipated that the Core Strategy will be replaced with the Borough Wide Local Plan in due course.

**Core Strategy (Adopted June 2010)**

Core Strategy provides the overarching principles for development in The Borough up to 2026. Relevant policies, with respect to heritage matters, include:

**Core Policy 4 - Environment**

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

Oppotunities 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

**Core Policy 14 - Development in the Villages and Rural Areas**

Development in the Villages and Rural Areas:

1. Approximately 360 net additional dwellings will be delivered in the villages and rural areas on sites to be allocated and released in accordance with Core Policy 1: Delivery of Development
2. New development will generally be restricted to sites within the Limits to Built Development (LBD) of the villages in accordance with Core Policy 1: Delivery of Development. Development will be appropriate to the scale and character of the settlement. Sites capable of accommodating 10 or more dwellings will be required to provide affordable housing in accordance with Core Policy 6 (4) and (5)
3. Outside the LBD of the villages, affordable housing to meet an identified local need in perpetuity may be allowed in accordance with Core Policy 1(2)
4. Village centres will be enhanced to provide a focus for communities. The loss of local services will be resisted and the development of facilities, including community facilities, to meet local needs will be encouraged. The rural economy will be strengthened and its long term sustainability safeguarded by providing opportunities for commercial activities that utilise rural buildings and resources appropriately, including rural buildings that are no longer required or suitable for agricultural use. Employment uses related to the land will be encouraged, including appropriate forms of tourism, agriculture, forestry and equestrian activity
5. Designated buildings and areas of historic or environmental importance will be conserved and enhanced to ensure the special character of the villages is maintained
The countryside will be protected for its own sake and a policy of restraint will operate in order to maintain the landscape character and quality of the countryside.

The interrelationship between the natural and built features of the landscape will be preserved, enhanced and, where necessary, restored, this being the principal determinant of the character of the rural areas. Development will maintain the local distinctiveness of particular localities.

Non-motorised modes of transport between the rural settlements and within the rural areas will be encouraged by ensuring that the existing network of public footpaths and bridleways are protected, maintained and improved. Opportunities for new green routeways within, and between, settlements, and between settlements and areas of recreation, will be identified and planned for to encourage non-motorised modes of transport and to enhance biodiversity.

Emerging Local Plan
The council is in the early stages of preparing a new Local Plan up to 2033 and has issued an Issues and Options Consultation Statement. Once adopted, the Local Plan will replace the existing DPDs.

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Guidance
Benenden and Iden Green Conservation Areas Appraisal
(April 2005)

This document describes the key elements which contribute to the special historic and architectural character and appearance of the two conservation areas.
Benenden was recorded in the Domesday Survey of 1086 AD as comprising 14 households and a church. St George’s Church was extended in the thirteenth century, with further alterations in the fifteenth century.

In the Medieval period Benenden developed in a linear pattern along each side of the main thoroughfare set in a landscape with dispersed farmsteads, some of which were moated.

A house is known to have stood on what is now Benenden Park since the early thirteenth century. In the eighteenth century the house (then called Hemsted) was demolished and a new house built. The owners of Hemsted historically owned much of the surrounding land.

In the eighteenth century Benenden extended northwards along Walkhurst Road, but the village did not experience the rapid population growth of other settlements in the Weald that took place in the eighteenth and nineteenth centuries and it therefore remained a small village. The village and surrounding land has been held by various landowners since the medieval period though by the early nineteenth century at least, the Hodges family, who owned Hemsted House, had become the principal local landlords.

In the mid-nineteenth century, under the ownership of the first Earl of Cranbrook, Hemsted House was rebuilt. A considerable amount of other work in Hemsted Park and Benenden village was also carried out by the notable Victorian architect George Devey in the late nineteenth century.

In the twentieth century Hemsted Park was divided up and sold in several pieces, the house and immediate grounds was bought by a school. There was some expansion of Benenden village through the construction of several houses set in large plots along the main thoroughfare to the west of the historic village core.

Benenden village did not expand beyond its historic core throughout the nineteenth century, and remained a small rural community set in an agricultural landscape. The historic core of the village is centred around the Green, to the east of the Site. The moated Manor House to the north of the Site is positioned prominently at the junction of the principal local roadways, opposite the Site.
By the 1950s a small amount of residential expansion had taken place in Benenden. A number of detached houses within relatively large plots are shown to have been constructed along the southern side of The Street, to the north and west of the Site. A number of dwellings have been constructed within the historic core of the village, including a U-shaped development set back from the south side of The Street and several detached houses to the north in the backlands behind houses along the north and south side of The Street. The character of the village however remains largely unchanged though the Site has become more enclosed by the rear gardens of the new properties to the north and west.

The 2002 Ordnance Survey shows that the Site forms part of the village, part fronting onto The Street and part within immediate backlands. Benenden has not substantially expanded in the later twentieth century although some further dwellings have been constructed in backlands to the north and south of The Street. Benenden remains characterised by detached houses in their own grounds, concentrated around the Green and The Street.
4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SITE ASSESSMENT

The Site is located to the south west of the junction of The Street and Iden Green Road, west of the historic core of the village. The northern part of the Site adjoins The Street whilst the rest is set in backlands. The eastern boundary of the Site is contiguous with Iden Green Road.

The Site is made up of a number of fields and is bounded by mature hedges and some trees.

The northern part of the Site fronting onto The Street is located within the Benenden Conservation Area. There are no other built heritage assets located within the Site. There are a number of statutory listed buildings located in close proximity to the Site, as well as one registered park and one locally listed historic garden.

Figure 6: The northern part of the Site.

Figure 7: Looking west along The Street to the north west corner of the Site.

Figure 8: The south eastern part of the Site.
4.2 IDENTIFICATION OF BUILT HERITAGE ASSETS

There are a number of listed buildings located in proximity to the Site. This section identifies the built heritage assets within 1km of the Site boundary and assesses the significance of those considered likely to be affected by development on the Site. The assessment considers any contribution made by their setting and the Site to this significance. Where it is found that residential development on the Site has potential to impact upon the significance of the built heritage asset further assessment is undertaken in Section 5.2 of this report.

The assessment methodology follows that set out in Historic England’s guidance document GPA3: The Setting of Heritage Assets. Where heritage assets are located in proximity to each other and share similar significance and relationship to the Site they are grouped for consistency and to avoid repetition.

Figure 9: Map showing the built heritage assets surrounding the Site.
Benenden Conservation Area was designated in December 1974 with small extensions as part of a review in January 1992.

The conservation area is centered on the historic core of the village. It includes the buildings along The Street and around The Green, which date predominantly from the sixteenth to nineteenth centuries. To the north, the boundary includes the plots of the historic houses which face The Street. To the east it extends to include the twentieth century village hall on the south side of The Street and nineteenth century cottages on the north side. To the south the conservation area includes St George’s Church and church yard at the southern tip of The Green, as well the house and grounds of the nineteenth century The Grange. To the west the Conservation Area includes The Manor on the north side of The Street and the northern part of the Site on the southern side.

The character of the Conservation Area is of a rural village, with modest-sized dwellings in domestic gardens and a small number of community facilities including public house, shop/café, nursery, primary school, village hall and church. The older buildings are typical of the Kentish Weald, with timber framing, red brick and tile hanging.

There are a number of small scale, twentieth century in-fill residential developments within the conservation area and in backland sites to the north and south of the Conservation Area.

Positive features/landmarks
- The Green
- St George’s Church
- Historic buildings (dating from sixteenth to nineteenth century) in traditional building materials
- Mature trees throughout

The character and appearance of the conservation area is created predominantly by the historic buildings and their gardens which also determine the boundaries of the area, as well as the attractive public open spaces. Many of these buildings are listed and are assessed here as a group as part of the assessment of the conservation area. These are listed in Appendix A and marked on the map (Figure 10).

Within the conservation area there are a small number of listed buildings in close proximity to the site which have a more direct relationship with the site and therefore have greater potential to be affected by development on the Site. These are assessed in section 4.4.

A number of the buildings within the conservation area and Benenden Registered Park and Garden (assessed in Section 4.5 below) were built or altered to designs by George Devey for the Cranbrook estate in the second half of the nineteenth century. Devey (1820-68) was a forerunner of the Arts and Crafts movement and promoted the Domestic Revival architectural style. Much of his work was in Kent. This creates a common architectural style throughout the conservation area and wider Cranbrook estate.

Setting
As stated above Benenden Conservation Area is located within the centre of the village of Benenden. There is small scale, later (twentieth and twenty-first century) residential development to all sides of the conservation area, including in backlands behind houses on the north and south sides of The Street, which illustrates the continuing growth of the village but makes no contribution to the significance of the conservation area itself.

Benenden is located in the undulating countryside of the Weald which is a small positive contributor to the significance of the conservation area. There are some views from within the conservation area to the surrounding countryside, although these are limited by mature trees, narrow and curved roads and surrounding topography.

The Site
The site is located to the west of the conservation area, although the northern part of the site is located within the area itself. The southern part forms part of the backlands between The Street and the wider countryside setting of the village and conservation area. At present the site is largely concealed from the public realm due to mature boundary hedges. There are narrow, oblique views of the site from The Street, through the hedges. Where visible, it is experienced as an underused piece of land at the edge of the historic village core. As with the rest of the surrounding land, the site for a time was in the same ownership as was much of the village, and formed part of the Hemstead estate, although this relationship has long since been severed.

Overall, the contribution the site makes to the significance of the conservation area is negligible.
4.3 BENENDEN CONSERVATION AREA

Figure 12: War Memorial

Figure 13: Benenden C P Primary School on the west side of The Green.

Figure 14: Memorial Hall on the west side of The Green.

Figure 15: St George’s Church viewed from the south.
Within the conservation area there are a small number of listed buildings close to the site and which may be affected by proposed development on the site. These are therefore assessed here in more detail.

Listed buildings to the east of the Site

- Benenden Playgroup (1336770, Grade II)
- Laurel Cottages (1336712, Grade II)
- Fir Tree Cottage, Ward and Sons Butchers (1085195, Grade II)
- Laurel House (1204483, Grade II)

Significance

These are all domestic or community buildings dating from the eighteenth to nineteenth centuries. They are listed because of their architectural and historic interest derived from their age and surviving historic fabric. The buildings are in close proximity to each other and form part of the Benenden village historic core and Benenden Conservation Area.

Setting

Each listed building is located within its own domestic garden and faces The Street. They are therefore appreciated as part of the streetscene within Benenden village. The village and buildings within it provide important context for these listed buildings and together they form an attractive group. This historic village setting is therefore a moderate contributor to the significance of each listed building.

Site

The site is located to the south west of the junction of Iden Green Road/ New Pond Road and The Street/Mount Hill. This is diagonally opposite Benenden Playgroup and Laurel Cottages, and opposite Fir Tree Cottage and Laurel House. There are views across the junction between these listed buildings and the northern part and eastern edge of the site. The site is bounded by mature hedges and some trees and so there are heavily filtered views into the site from this junction. The intervisibility is subject to seasonal variation. Where there are gaps in the boundary planting, or lower sections of hedge, there are glimpses of open space within the site and mature trees beyond. The site is appreciated as an area of backlands between the village centre and the wider countryside setting. As with the rest of the surrounding land, the site for a time was in the same ownership as the village, although this relationship has long since been severed. The site therefore makes a negligible contribution to the setting and therefore significance of these listed buildings.
4.4 STATUTORILY LISTED BUILDINGS

Listed buildings to the north of the Site

The Queen’s Well (1085200, Grade II)

Significance

The Queen’s Well was built to commemorate Queen Victoria’s Golden Jubilee in 1887. It is an open sided, timber framed structure with tiled roof over a wooden water pump. The Well is decorated with carving and is similar in age and architectural style to other development in Benenden. The Queen’s Well is listed for its architectural and historic interest due its artistic qualities and historical associations.

Setting

The Queen’s Well is located on the north west of the junction of The Street and Iden Green Road/New Pond Road. As a monument in this prominent location the Well was intended to be seen and used by the local community. The other buildings in the Benenden Conservation Area, many of which are contemporary with the Well or of similar style, form an attractive village grouping. This is therefore a minor contributor to the significance of this listed building.

The Site

The northern edge of the site is located opposite Queen’s Well to the south. There are views from The Well to the northern boundary of the site, although mature planting here limits views into and across the site. The significance of the Well is derived from its architectural and historic interest intrinsic to its fabric as well as its commemorative associations. The site forms part of the wider village setting and so contributes to significance as part of that setting, but its contribution is low given the building derives its significance largely from its historic and architectural qualities.

The Old Manor House (1085232, Grade II)

Gateway to the Old Manor House (1336713, Grade II)

Significance

The Old Manor House dates from the fifteenth century. It was refronted in the early seventeenth century with later alterations, including work possibly by George Devey in the late nineteenth century. This building is listed primarily for its historic and architectural interest due to its age and surviving historic fabric.

Setting

The Old Manor House is set back from the north side of Mounts Hill/The Street, within a large, mature garden which includes the remains of a medieval moat. This creates a secluded immediate setting for the listed building which is on a grander scale than the majority of the rest of the houses in the historic village. This garden is therefore a moderate contributor to the significance of this listed building, particularly as the moat contributes to an understanding of the historic status of the Old Manor House.

The Old Manor House is located at the edge of the historic core of Benenden village. The Street and Green, around which the other historic buildings in the village are clustered, are located to the east. The historic buildings in the village form an attractive group which exhibit a similar architectural language and provide historic context for the Manor House. Due to the mature boundary planting around the Old Manor House there are very limited views into it plot and very little visual connection between the listed building and the village. The principal reason for the designation of the Old Manor House is its intrinsic architectural and historic interest embodied in its fabric. This wider setting is therefore considered to be a minor contributor to the significance of the Old Manor House.

The extended, rural setting in which Benenden is located makes a negligible contribution to the significance of this listed building.

The Site

The site is located to the south of the Old Manor House on the opposite side of Mounts Hill/The Street. Mature boundary planting around the Old Manor House’s garden and around the site prevent intervisibility between the two. From Mounts Hill in front of the Old Manor House there is some appreciation of the open nature of the site through gaps in the hedge. There is no historical or functional relationship between the site and the listed building. It makes a negligible contribution to the significance of this listed building as it forms part of the Old Manor House’s historic rural landscape setting.

Corner Cottages (1336730, Grade II)

Listed building to the west of the Site

This listed building is located beyond the western edge of the conservation area. It consists of a row of three cottages dating from the late sixteenth or early seventeenth century with later alterations, including work possibly by George Devey in the late nineteenth century. This building is listed for its architectural and historic special interest due to its age and surviving historic fabric.

Setting

This building is located on the south side of Mounts Hill at the western end of Benenden village. The cottages are set back from the road in their gardens. They are located opposite the southern edge of Benenden RPG which is bounded here by a low hedge and a number of mature deciduous trees. To the west of this listed building are a small number of detached houses in large garden plots set back from the road. Adjacent to the east is a public footpath leading south of the village. Beyond the footpath are further detached houses on both sides of the road, which leads to the historic core of Benenden. There are views from the cottages to the north (to Benenden RPG) and south (across open countryside). Denser development and mature trees along Mounts Hill/The Street limit views east and west.

This building is listed primarily for its historic and architectural interest integral to its fabric and so its setting, including Benenden village, the RPG and wider countryside, makes only a minor contribution to its significance.

The Site

The site is located to the south east of this listed building. The two are separated by the footpath to the east of the cottages, the large plots of neighbouring houses, an area of open land and mature boundary planting including trees. There is therefore no intervisibility between the listed building and the site. It forms a small part of the wider countryside setting of the listed building and therefore makes a negligible contribution to the significance of this listed building.

Figure 19: The Queen’s Well, located at the north west of the junction of The Street and New Pond Road, behind the Well part of the roof of The Old Manor House is visible.
4.4 STATUTORILY LISTED BUILDINGS

Listed buildings to the south of the Site
There are a number of listed buildings to the south of the Site located between 700m and 1km from the southern edge of the Site.

- Woodside (1203710, Grade II)
- 1-5 Old Weavers Cottage (1336717, Grade II)
- Frame Farmhouse (1203707, Grade II)
- Barn at Frame Farm approx. 30m north east of Farmhouse (1085245, Grade II)
- Field Farmhouse (1085268, Grade II)
- Oasthouse at Stream Farm (1203602, Grade II)
- Stream Farmhouse (1085269, Grade II)
- Stream Farm Cottages (1336729, Grade II)

These are all rural domestic or agricultural buildings dating from the sixteenth to nineteenth centuries. They are listed because of their architectural and historic interest derived from their age and surviving historic fabric. The groups at Frame Farm and Stream Farm form attractive rural groups which illustrate the development of the historic farmstead in the area.

Setting
The immediate setting of each building is their attractive farmstead group. They are located within gently undulating landscape of the Weald which provides attractive views and historic and rural context for these historically agricultural buildings. This setting is therefore a minor contributor to the significance of each listed building.

Site
The site is located between 700m and 1km north of these listed buildings. There are no views of Benenden village or the Site from the listed buildings or their surroundings due to the changing ground levels and several mature bands of trees and hedge boundaries. There is no historical or functional relationship between the site and these listed buildings. It therefore makes no contribution to the significance of any of these listed buildings and hence these assets will not be assessed further in this report.

Listed building to the north east of the Site
There are two listed buildings to the north east of the conservation area located approximately 750m to 1km from the Site boundary.

- Feoffee Cottages (1085202, Grade II)
- Brick Kiln (1204532, Grade II)

These are rural domestic and small scale industrial buildings which date from the late sixteenth and seventeenth centuries with later alterations. They are listed because of their architectural and historic interest derived from their age and surviving historic fabric.

Setting
These buildings are located on the east side of Walkhurst Road, beyond the edge of Benenden village. The immediate setting of the buildings is their domestic plots. There are a small number of other dwellings nearby however they are relatively dispersed and there is a greater appreciation of the surrounding open countryside than from within the village centre. This provides attractive views and rural context for these listed buildings. This setting is therefore a minor contributor to the significance of each listed building.

Site
The site is located approximately 750m to 1km south west of these listed buildings. There are no views of Benenden village or the site from the listed buildings due to the curving Walkhurst Road and mature hedge boundaries of fields and residential plots. There is no historical or functional relationship between the site and these listed buildings. It therefore makes no contribution to the significance of either of these listed buildings and these assets will not be assessed further in this report.
4.4 STATUTORILY LISTED BUILDINGS

**Listed buildings to the west of the Site**

There are two listed buildings to the north west of the Site located approximately 750m from the site boundary.

- Mounts Farm Cottage (1336694, Grade II)
- Mounts Farm Barn (1203654, Grade II)

These are rural domestic and agricultural buildings dating from the late medieval period to nineteenth century. They are listed because of their architectural and historic interest derived from their age and surviving historic fabric. The two listed buildings and surrounding outbuildings form an attractive rural group which provides evidence of the functioning of an historic farmstead.

**Setting**

The immediate setting of the buildings is the historic former farmstead with a number of other outbuildings and more recent dwellings. Mounts Farm is located on the north side of Mounts Hill road, with gently undulating landscape of the Weald to the north and west and Benenden Registered Park and Garden to the east. This provides attractive views and historic and rural context for these historically agricultural buildings. This setting is therefore a minor contributor to the significance of each listed building.

**Site**

The site is located approximately 750m east of these listed buildings. There are no views of Benenden village or the site from the listed buildings or their surroundings due to the changing ground levels and mature hedge boundaries of fields and residential plots. There is no historical or functional relationship between the site and these listed buildings. The site therefore makes no contribution to the significance of either of these listed buildings and these assets will not be assessed further in this report.

Figure 22: Mounts Farm Barn. Source: imagesofengland.org.uk, 2005

Figure 23: Mounts Farm Cottage. Source: imagesofengland.org.uk, 2004.
Benenden Registered Park and Garden (RPG) (1000195, Grade II) is located to the north of the Site. The RPG includes a number of listed buildings. The listed buildings are key features within the RPG and derive their significance partly from their association with each other and the RPG. These are therefore assessed together in this section. The listed buildings within the RPG are:

- Wall and gatepiers to Staplehurst Lodge (1281471, Grade II)
- Staplehurst Lodge (1336721, Grade II)
- Garden Cottage, Benenden School (1085252, Grade II)
- Ice house at Benenden School (1203647, Grade II)
- Hemsted House, Benenden School, including attached terrace wall (1085270, Grade II)
- The Walled Garden, Benenden School (1281476, Grade II)
- South Lodge, Benenden School (1336731, Grade II)
- Astrolabe at Benenden School (1281597, Grade II)

Historical development

A house was first recorded on this site in 1216 and an Elizabethan house is known to have been located here. Known as Hemsted Park, in the 1780s the house was largely rebuilt by Thomas Hallett Hodges who also owned much of the surrounding land, and improvements to the grounds were carried out. Extensive replanting was also undertaken at the start of the nineteenth century. In 1857 Gathorne Hardy, later first Earl of Cranbrook, acquired the property and commissioned a new mansion in an Elizabethan style to replace the existing one. The grounds were also redesigned at this time. The house was remodelled in 1912 after the estate changed hands again. In 1924 the estate was divided up and the house with its immediate grounds were purchased by Benenden School. A number of extensions and separate, large school buildings have subsequently been built around the principal building.

Description

The RPG is approximately 119ha in area and bounded by Mounts Hill to the south, New Pond Lane to the east and woodland and farmland to the north and west. The mansion is located on raised land at the centre of the RPG to take in views of the surrounding estate.

The main drive approaches the house from the south, and its entrance on Mounts Hill is marked by South Lodge (Grade II listed). A second driveway approaches from the east. Another (disused) drive approaches from the north east where Staplehurst Lodge and gatepiers (both Grade II listed) are located on New Pond Road. Both lodges were designed by George Devey (who also undertook work for the Cranbrook estate in Benenden village).

Formal terraces to the south of the house separate it from the wider parkland. More formal gardens are located to the south and east of the principal house, including early twentieth century Dutch garden and sunken garden.

There are areas of woodland within the north and west boundaries of the RPG. There are some views from the perimeter of the pleasure grounds to the surrounding countryside.

Significance

The significance of the RPG is derived primarily from its mid- and late-nineteenth century layout as well as remnants of earlier parkland. The eighteenth and nineteenth century structures within the RPG are also important contributors to its significance as together they provide a good example of a nineteenth century estate. The listed buildings within the RPG are designated for their architectural and historic interest as eighteenth and nineteenth century buildings which formed part of a large country estate.

Setting

Benenden Park is set in the gently undulating countryside of the Weald. There are attractive views from some parts of the RPG to the surrounding countryside. Much of the surrounding land was historically in the same ownership as the RPG and this setting contributes to the significance of the RPG and constituent listed buildings. Benenden village is to the south east of the RPG. Although in close proximity, there are no views to Benenden except from the southern edge the RPG on Mounts Hill due to the undulating topography and mature trees. Benenden formed part of the Hemsted estate and so has an historical connection with the RPG. The village is therefore a minor contributor to the significance of the RPG and listed buildings within it.

The Site

The Site is located to the south of Benenden RPG. There are extremely restricted views of the site from the RPG due to intervening development and mature planted boundaries. As with the rest of the surrounding land, the site for a time was in the same ownership as the RPG, although this relationship has long since been severed. The southern part of the site forms part of the wider countryside setting of the RPG, however there is extremely limited appreciation of any of the site from the RPG. It is therefore considered that the site makes a negligible contribution to the significance of the RPG.
**4.4 BENENDEN REGISTERED PARK AND GARDEN**

**Figure 26:** The south elevation of Hemsted House. This building is located on a rise in the ground. There are twentieth century extensions to the west of the nineteenth century building (visible to the left of the image).

**Figure 27:** Looking from the eastern boundary of the RPG across parkland.

**Figure 28:** There are several twentieth century school buildings around Hemsted House within the RPG.
Kent County Council Historic Parks and Gardens: The Grange

The Grange house and outbuildings were built at the end of the nineteenth century, although the garden dates mostly from the early twentieth century. The KCC Historic Parks and Gardens appraisal describes The Grange as An informal shrubbery and woodland garden with a notable Japanese cherry tree collection laid out from 1919 by the horticulturist, plant collector and hybridist Collingwood Ingram (1880-1981) around a late C19 house (2009).

Ingram was an expert in Japanese cherries. He bought The Grange in 1919 and began developing the garden, planting it with specimens brought back from his expeditions as well as his own hybrids. Ingram was in contact with other notable horticulturalists and was a regular contributor to Country Life and the Journal of the Royal Horticultural Society, as well as receiving a number of awards for his horticultural work.

In the 1990s The Grange was converted to a residential home for adults with learning difficulties. The entry on the KCC register states that, Many of Ingram’s plantings remain (some in poor condition) and the gardens are maintained by residents with the assistance of a professional gardener (KCC Historic Parks and Gardens appraisal, 2009).

Significance

The significance of this locally listed historic garden is derived primarily from its historical and horticultural interest due to its association with Ingram and his planting in the garden.

Setting

The Grange is located to the west of Benenden Green and east of Iden Green Road. From Benenden Green The Grange grounds and house are largely concealed behind other properties and mature boundary planting, although there is an entranceway. The Grange abuts other residential properties to the north, east and south east. The principal entrance is at the west of The Grange where a driveway curves gently from Iden Green Road to the house.

The wider setting includes Benenden village and the open countryside of the Weald to the south and west. From the western part of the garden and the driveway there are some views south along Iden Green Road and across the southern part of the Site which allow an appreciation of the wider rural context in which the garden is located. The KCC appraisal also describes glimpsed views southwards from within the garden towards the church and open countryside. The village and surrounding countryside are minor contributors to the significance of this locally listed historic garden.

The Site

The site is located to the north west of The Grange, opposite The Grange’s driveway on Iden Green Road. There is no historical or functional relationship between the site and The Grange. There are views from the western part of the garden to the southern part of the site, although this is limited by the mature hedges at the boundary of the site. Through the site’s boundary hedges there is some appreciation of the wider Weald countryside. These views contribute to an appreciation of the rural context in which this locally listed historic garden is located and so make a negligible contribution to the significance of The Grange.
5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS

The proposed development of the site would be located within the southern section of the land. The section within the northern part of the site, would form a new public space. Any proposals would include works to enhance its present appearance and ensure it is responds to its village setting. It is proposed to retain the boundary planting which contributes to the rural character of the village.

The southern section of the site, outside the conservation area boundary, would be developed. Proposals include a number of detached, semi-detached and short terraces of houses, each set in their own garden. The proposed layout and density of development would reflect the pattern of development in the rest of the village.

The layout shown opposite at Figure 31 has been informed by a thorough contextual appraisal of the site and the character of the surrounding area. It is an indicative plan only at this stage, which layout is for discussion with the LPA as part of the ongoing promotion of the land as a potential housing allocation.

Figure 31: Illustrative Site Layout. Millwood Designer Homes Ltd, October 2018.
5.2 ASSESSMENT OF IMPACT

Benenden Conservation Area

The conservation area is located within the historic core of the village with buildings from the fifteenth century onwards clustered around the village green and along the main road. Most buildings are detached houses and are set within small gardens, although there are some short terraces. There are a number of infill and backland developments around and within the conservation area.

The northern section of the site is located within the Conservation Area. The boundary to the conservation area follows the existing field boundary to the north of the gate on the west side of Iden Green Road, and opposite Pastures, to the east. The boundary runs along this field boundary to the south east corner of Limes, to the west of the site.

The character and appearance of the site at present makes a neutral contribution to the conservation area. There are limited views of the site from within The Street and no views of this northern part of the site from Iden Green Road. There is a sense of the open field beyond the trees and hedges but it is not open to view to allow a wider or more full experience of the site.

The remaining part of the site to the south is rather more visible from Iden Green Road but these views are limited. It is experienced as part of the transition between the historic village core and the open countryside. Overall, the contribution the Site makes to the significance of the Conservation Area is modest and there is the potential to enhance its appearance and to improve connections between the site and the village centre.

It is proposed to retain most of the northern part of the Site as an area of open land, and improve its appearance and permeability to connect it more with the rest of the village. This would provide an enhancement to the character and appearance of this part of the conservation area, and the ability to experience its significance.

It is also proposed to construct a number of detached, semi-detached and short terraces of houses, each set in their own garden, within the rest of the Site. This layout and density of development reflects the pattern of development in the rest of the village. As new development on part of the Site forms part of the wider countryside setting of the RPG and makes a negligible contribution to the significance of the RPG.

The settings of these listed buildings are defined primarily by their domestic gardens, which are all well-defined. The Site forms part of the wider, or extended setting to these listed buildings. The listed buildings’ wider setting also includes the historic core of the village, within which they form an attractive group of modest dwellings dating from the sixteenth to nineteenth centuries. The northern part of the site at present is viewed as an underused piece of land at the edge of the historic village core, glimpsed through hedges. The southern part of the site is appreciated as an area of backland between the historic village core and the open countryside. Overall the site makes a modest contribution to the significance of these listed buildings.

It is proposed to retain most of the northern part of the site as an open area of land, and improve its appearance and permeability to connect it more with the rest of the village. It is also proposed to construct a number of detached, semi-detached and short terraces of houses, each set in their own garden, within the rest of the site. This reflects the pattern of development in the rest of the village. Furthermore, it is proposed to retain the boundary planting which contributes to the leafy character of the village. The proposed development, subject to detailed design, would thus be experienced and appreciated as a sensitively designed modern addition to the residential core of this village which has evolved over centuries and already includes development to the rear of the main built frontages within the village.

It is therefore considered that overall the proposed development would result in less than substantial harm to the significance of the conservation area at the bottom of the NPPF paragraph 196 scale. This could be described as a low level of harm, within that wide spectrum of less than substantial harm, as described in paragraph 196 of the NPPF.

Listed buildings to the north, west and east of the Site

These buildings are located in close proximity to the Site:

- Corner Cottage
- The Old Manor House and gatehouse
- Benenden Playgroup
- Laurel Cottages
- Laurel House
- Fir Tree Cottage

The proposed development would therefore result in no harm to the significance of these listed buildings.

Benenden Registered Park and Garden and listed buildings

The site is located to the south of Benenden RPG. The southern part of the Site forms part of the wider countryside setting of the RPG and makes a negligible contribution to the significance of the RPG.

The proposal to retain the northern part of the Site as an open area of land and improve its appearance and connection to the rest of the village will enhance the appearance of the northern part of the site. The proposal to build a number of detached, semi-detached and short terraces of houses on the southern part of the site has been carefully considered to be in keeping with the layout and form of the surrounding built environment. As such the development would be appreciated as a considered, modern extension to Benenden which reflects the existing pattern of later developments to the rear of historic building groups, to the north and south of The Street.

The proposed development would result in development on a small part of the wider countryside setting of the RPG and would likely result in a negligible amount of less than substantial harm to the significance of the RPG and constituent listed buildings.

The Grange locally listed historic garden

The Site is located to the west of The Grange and the eastern boundary of the Site is opposite the main entrance to The Grange. There are filtered views from the western part of The Grange into the site and some views across the southern part of the Site to the countryside beyond. The site therefore makes a modest contribution to the significance of this non-designated heritage asset.

The proposal to retain and enhance the open area at the north of the site would result in a negligible enhancement of the setting of the locally listed garden and have no impact upon its significance. The proposal to construct a number of new dwellings within the southern part of the Site would lead to a loss of a small amount of the wider countryside setting of the non-designated asset which would likely result in a low level of harm to the significance of this non-designated heritage asset. The modest number of dwellings and the design of the layout would reflect the prevailing pattern of development in this part of the village and therefore the degree of change within this area would be limited. The retention of the northern section of the site as an open area would ensure the impact of the proposal on the existing townscapes would be limited.

It is therefore considered that overall the proposed development would result in a negligible level of harm, in the spectrum of less than substantial harm, to the significance of The Grange.
The council has proposed that part of the site is designated a Local Green Space. The identification and assessment of sites forms part of the preparation of the Tunbridge Wells Local Plan.

Local Green Spaces are defined in the National Planning Policy Guidance (NPPG) in paragraph 5 of the guidance, which relates to Open space, sports and recreation facilities, public rights of way and local green space. These areas are defined as,

a way to provide special protection against development for green areas of particular importance to local communities.

The northern section of the site which abuts the main A2086 through the village and Iden Green Road is proposed as a Local Green Space. The remaining section of the site, to the south, is not proposed for inclusion in the designation. The area of the site proposed for designation corresponds to that which is included within the conservation area. The area of the site proposed for designation as a Local Green Space (LGS) is show at Figure 32 below.

Paragraphs 99 and 100 of the NPPF states that,

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

The designation of Local Green Space provides a process by which local communities can nominate particular areas, through the local and neighbourhood plan procedures and if confirmed, these areas would be protected in the same way as land within Green Belts.

The policy in the NPPF emphasises that a Local Green Space designation would not be appropriate for most green areas or open space and stresses that proposed areas should meet the criteria set out in paragraph 100 of the NPPF.

There is no specific restriction as to the distance of the proposed Local Green Space from the settlement. There is also no for minimum size of the proposed space. This frequently depends on local circumstances.

The management responsibilities for the Local Green Space, once it is designated, remain with the landowner and there are no specific restrictions or obligations associated with the designation.
In order to assess the robustness of the proposed designation of the site at Iden Green Road, it is necessary to assess the designation of the other sites proposed for designation as Local Green Spaces in Benenden. In this way it may be considered within a wider context, rather than in isolation and the justification for its proposed designation may be properly considered.

The Site No.s and Name of Site correspond to those used in the Tunbridge Wells Borough Council Local Green Space Assessment July 2019.

### 6.2 AN ASSESSMENT OF THE PROPOSED DESIGNATIONS IN BENENDEN (INCLUDING THE SITE AT IDEN GREEN ROAD) AS A LOCAL GREEN SPACE

<table>
<thead>
<tr>
<th>Site No</th>
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<th>LPA Comment on criterion 5 (taken from the Draft Local Green Space assessment July 2019)</th>
<th>RPS Consulting comment on Criterion 5</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Benenden Historic Churchyard</td>
<td>PROW, LB, CA AONB</td>
<td>This area is part of the historic village and is therefore of local historic value. This area is also of particular local significance because of its richness of wildlife.</td>
<td>This site does meet the principal element of the criterion in that as a churchyard it is clearly a space that is demonstrably special to the local community and holds particular significance. In addition, it has local significance because of its intrinsic beauty and the way in which it contributes to the wider streetscape, as well as providing an appropriate setting for the listed church. There are attractive views towards and through the area. The churchyard and the church have a high level of historic significance. However, it is uncertain what the added benefit the designation of this area would offer.</td>
<td>No. This area is protected through existing legislation. The additional designation serves no obvious purpose. Given the purpose of designation is to provide special protection against development for green areas of particular importance to local communities, this designation appears unnecessary.</td>
</tr>
<tr>
<td>3</td>
<td>Benenden Recreation Ground</td>
<td>PROW, LB, CA AONB</td>
<td>This area is a recreational open space outside the village hall, used for informal recreation by the local community.</td>
<td>This site does meet the principal element of the criterion in that as a recreation ground it is clearly a space that is demonstrably special to the local community. The site has a low level of significance in terms of the built heritage. It provides an open and green space within the streetscape of the village and forms part of the setting to the conservation area which lies immediately to the west. It also forms part of the immediate setting to one listed building and part of the wider setting to other more distance listed buildings.</td>
<td>Yes. This area meets the criteria because of its social role in the village and its role in the streetscene of the village. The justification for inclusion on the grounds of its value in terms of the built heritage are less strong. It forms part of the setting to the conservation area but it contributes only to a moderate degree to the CA or the setting to the LBS.</td>
</tr>
<tr>
<td>4</td>
<td>Glebe Field/Playing Field</td>
<td>PROW, CA (partly) AONB</td>
<td>This area is used by the church school and church for community activities. It is used for informal recreation by the local community. It is also adjacent to a conservation area.</td>
<td>This area is not special to the community in a obvious way. It is called Glebe Field and therefore there may be an historic connection to the church. It is part of the wider setting to the church and so has significance in that respect. It does not contribute to the streetscene in any meaningful way given it is well screened and not prominent within the townscape of the village. It is outside the CA but forms part of its setting. However, the footpath along the southern boundary provides views across the field towards the village centre and the church and the CA.</td>
<td>Yes. The historic connection with the church provides significance to the community and the public footpath allows views to the church and the CA.</td>
</tr>
</tbody>
</table>
## 6.2 AN ASSESSMENT OF THE PROPOSED DESIGNATIONS IN BENENDEN (INCLUDING THE SITE AT IDEN GREEN ROAD) AS A LOCAL GREEN SPACE

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</tr>
</thead>
<tbody>
<tr>
<td>AS_40</td>
<td>Hilly Fields</td>
<td>PROW, AONB</td>
<td>This area is a large open space accessible by a public right of way. This area is privately owned but is used by the village for informal recreational activities (such as walking, dog walking etc)</td>
<td>This area is part of the wider setting to the church and so has significance in that respect. It does not contribute to the streetscene in any meaningful way given it is well screened and not prominent within the townscape of the village. It is outside the CA but forms part of its setting. However, the footpath through and along the western boundary provides views across the field towards the village centre and the church and the CA.</td>
<td>Yes. The public footpath allows views to the church and the CA.</td>
</tr>
<tr>
<td>AS_41</td>
<td>Catholic Church Grounds</td>
<td>AONB</td>
<td>This green space around the Catholic Church is generally used by visitors to the church and is of historical value.</td>
<td>The church is not listed nor in the CA but could be considered an undesignated heritage asset because of its age, design, appearance and role in the social history of the village. The area proposed for designation is not a designed garden or churchyard which is what would usually be associated with a church. It is a plain grassed area. There is no formal public access but as a place of worship is considered accessible on the basis of custom and habit.</td>
<td>Yes/No. The heritage value of the area is comparatively low. It is not widely visible and its contribution to the streetscene is modest. It has some heritage value as the immediate setting to the undesignated heritage asset.</td>
</tr>
<tr>
<td>AS_44</td>
<td>Goddards Green</td>
<td>PROW, AONB</td>
<td>This green space area is on the corner of the junction for the Goddards Green area and hosts a number of veteran trees. This area also contributes to the character/setting of the of the settlement and is therefore suitable for Local Green Space designation.</td>
<td>This is an attractive area of green space on the junction of the roads at Goddards Green. It has a high value in terms of its contribution to the streetscene and the character of the rural hinterland to the centre of the village. In terms of the built heritage, it provides an attractive setting to three LBs immediately to the north. The contribution this space makes to the significance of those buildings is high.</td>
<td>Yes. High townscape value. Important contribution to significance of the LBs because of the way in which the area forms part of the attractive setting to those buildings.</td>
</tr>
<tr>
<td>AS_45</td>
<td>New Pond Corner</td>
<td>CA (partly), AONB</td>
<td>This area includes a pond, surrounding trees and green space. This area contributes to the character/setting of the of the settlement and is therefore suitable for Local Green Space designation.</td>
<td>This site contributes to the conservation area in a limited way. Its contribution is associated to the sense of openness that it provides when viewed from The Street because of the narrow views through the trees and hedges that line the northern boundary of the site. There are no clear views of the site from The Street. The sense of openness is a perception of the space rather than a close or immediate experience. From within Iden Green Road, there is only a very limited sense of the field to the west because the hedges are dense and prevent views into the site. There are no public rights of way through the area and so opportunities to increase the perception of the area are not possible. There is no historic significance to the area. It is not connected to other designated areas such as The Homestead or undesignated heritage such as The Grange. It has no role in the development or social history of the settlement. It makes a modest contribution to the settings of nearby listed buildings and the CA.</td>
<td>No. There is little to no townscape value to the site because it is not visible within the streetscene. There is no public access to allow any perception of the character or quality of the space. It does contribute to the significance of the CA and the nearby LBs to a limited degree but this contribution is protected already through existing designations and the PLBCAA.</td>
</tr>
</tbody>
</table>
### Site No. 6.2 AN ASSESSMENT OF THE PROPOSED DESIGNATIONS IN BENENDEN (INCLUDING THE SITE AT IDEN GREEN ROAD) AS A LOCAL GREEN SPACE

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<tr>
<td>AS_47</td>
<td>The Grange Grounds</td>
<td>CA (partly), TPO, AONB</td>
<td>This area is of local significance because of its historical value. It is an informal shrubby and woodland garden with a notable Japanese cherry tree collection laid out from 1919 by the horticulturalist, plant collector and hybridist Collingwood Ingram (1880—1961) around a late C19 house (The Grange). The northern part of the site, to the north of the driveway to The Grange, contributes to the CA. There are views over the hedges along the road side into the meadow to the north of the driveway. This is planted with specimen trees and domestic species. This area provides an attractive setting to the edge of the village. To the south of the driveway, the site contributes to the conservation area in a limited way. Its contribution is associated to a limited sense of the grounds through the dense boundary. There are no clear views of this part of the area from this part of Iden Green Road. The sense of openness is a perception of the space rather than a close or immediate experience. The larger specimen trees on the site can be seen from the south, along Iden Green Road on the approach into the village and this reinforces the perception of the existence of a formal landscape or garden. The area does have historic significance and its character as a formal landscaped garden around a 19C house means it has significance in heritage terms. There are no public rights of way through the area and so opportunities to increase the perception of the area are not possible.</td>
<td>Yes, to a degree, but only in relation to the northern section of the site, adjacent to the southern edge of the village and to the north of the driveway. Here the area does have a role in the streetscape. The area to the south of the driveway is not perceived to any degree within the public realm and there are no public rights of access. The significance of the site as undesignated heritage is protected through other means within the NPPF and the TPOs and location within the AONB.</td>
<td>Yes, to a degree, but only in relation to the northern section of the site, adjacent to the southern edge of the village and to the north of the driveway. Here the area does have a role in the streetscape. The area to the south of the driveway is not perceived to any degree within the public realm and there are no public rights of access. The significance of the site as undesignated heritage is protected through other means within the NPPF and the TPOs and location within the AONB.</td>
</tr>
<tr>
<td>AS_50</td>
<td>Cherryfields</td>
<td>CA, AONB</td>
<td>This area contributes to the character/setting of the local settlement and is therefore suitable for Local Green Space designation.</td>
<td>This area does contribute positively to the townscape in the village centre and within the CA.</td>
<td>Yes. Although the area sits within a section of modern post war housing, the wider contribution of the space within the CA is significant, in townscape terms.</td>
</tr>
<tr>
<td>AS_51</td>
<td>Beadles Platt</td>
<td>CA, LB, AONB</td>
<td>This area is a small green space owned by, and adjacent to, the church which marks the access to the main footpath down to Iden Green and is therefore of local historical value. This area is also of particular local significance because of its richness of wildlife.</td>
<td>This area is not special to the community in a obvious way. It is adjacent to the church and part of the wider setting to the church and so has significance in that respect. It does not contribute to the streetscene in any meaningful way given it is well screened and not prominent within the townscape of the village. It is within the CA. The footpath along the lane alongside the area provides views towards the village centre and the church and the CA.</td>
<td>No. This area is protected within legislation in S 66 of the PLBCAA and the CA designation.</td>
</tr>
<tr>
<td>AS_52</td>
<td>Beacon Field</td>
<td>PROW, AONB</td>
<td>This area is a field east of the new primary school and is host to the Millennium beacon. This area is also crossed by public rights of way and used for informal recreational activities (e.g. walking, dog walking etc) This area also affords wide reaching views and contributes to the character/setting of the settlement.</td>
<td>This area is on the extreme east of the village, and is read as part of the surrounding landscape setting to the village rather than a space within it. It is too far from the eastern boundary of the CA to be considered part of the setting to the CA. There are no LBs near so the site is not part of the setting to any LB. The public access means there are views towards the centre of the village but the relationship is tenuous.</td>
<td>No. In heritage terms this site has no significance and does not meet the criteria under Criterion 5 in relation to the built heritage of the village.</td>
</tr>
</tbody>
</table>
6.0 CONCLUSIONS

General
This Built Heritage Statement has been prepared by RPS Consulting on behalf of Millwood Designer Homes Ltd to support the development proposals at land to the west of Iden Green Road, Benenden. The development proposals include the retention of the northern section of the site, together with improvements to enhance the way in which the site responds to the streetscene and the wider village townscape. The proposed development would be located within the southern section of the site.

The NPPF
The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets which may be affected, including any contribution made by their setting. Accordingly, the requirements of Paragraph 189 of the NPPF have been met in this report. Paragraph 192 states that in determining planning applications local authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Furthermore, Paragraph 201 of the NPPF states that not all elements of a Conservation Area...will necessarily contribute to its significance and Paragraph 202 states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.

Heritage Conclusions
This report identifies and assesses the level of significance of the Benenden Conservation Area, the and a number of listed buildings that are considered to include the site within their settings. It considers the way in which the site contributes to these settings and concludes that the proposals would result in a low level of harm.

It is considered that the proposed development has the potential to impact upon the significance of surrounding built heritage assets by construction on part of their wider countryside setting. The level of harm identified would be mitigated however by the retention and enhancement of most of the northern part of the Site as open land, and the carefully considered layout of proposed new dwellings. It has been assessed that the proposed development would cause less than substantial harm. This harm could be described as a low level of harm within that wide spectrum of less than substantial harm. According to Paragraph 193 of the NPPF, great weight should be given to the conservation of heritage assets. ‘Any harm to, or loss of, the significance of a designated heritage asset...should require clear and convincing justification’ (Paragraph 194). In accordance with Paragraph 196, harm to designated heritage assets should be weighed against the public benefits of the proposals. Paragraph 197 states that with regard to non-designated heritage assets, the scale of harm should be weighed against the significance of the asset. It is also considered, however, that the proposals would provide an opportunity to enhance the appearance of part of the conservation area along with creating a sensitively designed residential extension to Benenden. In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering applications within a conservation area there is a duty on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Local Green Space Conclusions
The council has proposed that part of the site is designated a Local Green Space. The identification and assessment of sites forms part of the preparation of the Tunbridge Wells Local Plan.

The northern section of the site which abuts the main A2086 through the village and Iden Green Road is proposed as a Local Green Space. The remaining section of the site, to the south, is not proposed for inclusion in the designation. The area which is proposed for designation corresponds to that which is included within the conservation area.

The proposed designation of part of the site as a Local Green Space has been considered within this report with specific reference to part of criterion 5 of the council’s assessment methodology that relates to the historic built environment. The other sites proposed for designation within Benenden are also considered, in order to assess the proposed designation of the site at Iden Green Road within a wider context of designations. In this way, the conclusions of the council can be considered against the heritage assessment undertaken for the site at Iden Green Road which is included in this report.

Summary and Conclusions
It is concluded that the site at Iden Green Road contributes to the conservation area in a limited way. Its contribution is associated with the sense of openness that it provides when viewed from The Street because of the narrow views through the trees and hedges that line the northern boundary of the site. There are no clear views of the site from The Street however, and the sense of openness is a perception of the space rather than a close or immediate experience. From within Iden Green Road, there is only a very limited sense of the field to the west because the hedges are dense and prevent views into the site. There are no public rights of way through the area and so opportunities to increase the perception of the area are not possible.

There is no historic significance to the area. It is not connected to other designated areas such as The Homestead or undesignated heritage such as The Grange. It has no role in the development or social history of the settlement. It makes a modest contribution to the settings of nearby listed buildings and the CA.

It is therefore concluded that this site is not suitable for designation as a Local Green Space. There is little to no townscape value to the site because it is not visible within the streetscene. There is no public access to allow any perception of the character or quality of the space. It does contribute to the significance of the CA and the nearby LBs to a limited degree but this contribution is protected already through existing designations and the PLBCAA. An additional level of designation is therefore unnecessary and inappropriate in this location.
APPENDICES
APPENDIX A: MAP OF BUILT HERITAGE ASSETS
APPENDIX B: STATUTORY LIST DESCRIPTION

Listed Buildings within Registered Park and Garden

WALL AND GATEPIERS TO STAPLEHURST LODGE
List entry Number: 1281471
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TG83SW NEW POND ROAD 1350-0/3/74 (West side) Wall and Gatepier to Staplehurst Lodge GV II Wall and gatepier. c.1868 by George Devey. Low curved brick wall with stone coping and attached square brick and stone piers with pyramidal stone caps.

STAPLEHURST LODGE
List entry Number: 1336721
Date first listed: 05-Jul-1993
Date of most recent amendment: 27-Sep-1993

BENENDEN TG83SW NEW POND ROAD 1350-0/3/73 (West side) Staplehurst Lodge GV II Lodge, formerly to Hempstead House now Benenden School. c.1868 by George Devey in Vernacular Revival style. Built of brick with stone dressings and timberframed gables with plastered infill. Tiled roof with 1 clustered brick chimneystack and right side external brick chimneystack on stone base. Front elevation has ground floor of red brick and projecting timberframed gable above, supported on elaborated brackets. Gable has one 4-light mullioned, beneath is 6-light bay. Left side elevation has large projecting timberframed gable with eclectic framing and 4-light mullioned and transomed window supporting porch on 6 timber piers. Right side elevation has tile-hung gable with bands of fishscale tiles. (R.I.B.A. 1868).

ICE HOUSE AT BENENDEN SCHOOL
List entry Number: 1203647
Date first listed: 05-Jul-1993

BENENDEN TG83SW CRANBROOK ROAD 1350-0/3/19 Ice House at Benenden School GV II Ice house. Early C19 restored in 1970s. Large beehive-shaped chamber in English bond red brick with header bond at top. The exterior has exposed brickwork to a height of about 5 feet. The entrance was originally round-headed but has been replaced with a C20 brick entrance with flat gabled tiled roof and double wooden doors. This ice house was built for the original Hemstead House which was demolished c.1859 when David Brandon erected the present building.

BENENDEN RPG
List entry Number: 1000195
Grade: II
Date first registered: 01-Jul-1988
Details
A country house with gardens and pleasure grounds designed by William Broderick Thomas in the mid C19, set in a late C19 park.

HISTORIC DEVELOPMENT

A house was first recorded on this site in 1216. In 1780 however the descendants of Sir John Norris sold the Elizabethan house which was purchased and largely rebuilt by Thomas Hallett Hodges, who also filled in the moat and carried out improvements in the grounds including the digging of the lake. Thomas Law Hodges inherited Hemsted Park, as it was then known, in 1801 and was responsible for extensive plantings. Gathorne Hardy, later Earl of Cranbrook, acquired the property in 1857. Following demolition of the existing house in 1860-2, he commissioned David Brandon to design a new mansion on a new site a little to the east. Traces of the old house and its moat remain. To accompany the new house Hardy called in William Broderick Thomas to redesign the grounds and the approaches (Sell, Wade Postins 1989). The estate was purchased by Sir Vere Harmsworth, later Viscount Rothermere in 1910; in 1912 he called in Herbert Cescinsky to remodel the house. In 1924 the Hemsted estate was divided up and sold, the house and immediate grounds being purchased by Benenden School, from which the house thereafter took its name. The site remains divided (2001)

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Benenden lies in the heart of rural Kent, c.15km to the east of Tunbrid Wells, on the north-west side of the village of Benenden. The c.119ha site is bounded to the south by Mounts Hill (B2086), to the east by New Pond Road, and to the north and west by farmland and woodland. The mansion stands in the centre of the site, its elevated position offering extensive views to the south, west, and east over the gently undulating land on which the park is laid out.

ENTRANCES AND APPROACHES The main approach to the house is from Mounts Hill, c.550m to the south of the house at the late C19, Picturesque-style South Lodge (listed grade II) located to the west of Benenden village. From here the drive runs north through the park to the north front of the house. In the north-east comer of the site, c.650m north-east of the house, stands Staplehurst Lodge (listed grade II), built in c.1868 in the Vernacular Revival style. The entrance to the park here is marked by low, curved brick walls with stone copings beside gate piers surmounted by pyramids (c.1868, all listed grade II). The drive from here is now (2001) disused but in the mid C19 it ran south-west through Park Wood to arrive at the north front. Both lodges were designed by the architect George Devey.

PRINCIPAL BUILDING Benenden School (listed grade II) was formerly a large country house built of red brick with some black diaper work under a tiled roof in the Elizabethan style. The present roughly rectangular main house has a projecting entrance porch and tower of three storeys and attics, with attached rectangular service wings of two storeys. It was built between 1859 and 1862 by David Brandon for Gathorne Hardy, later Earl of Cranbrook and was substantially altered by the addition of cremelated battlements, oriel windows, and a rear loggia by Herbert Cescinsky for Lord Rothermere in c.1912.

GARDENS AND PLEASURE GROUNDS The gardens lie mainly to the south and east, with a number of school buildings and tennis courts occupying the land to the north and west of the house. Formal terraces (listed grade II), which date from the Victorian rebuilding of the house, separate it from the park on the south and east sides. At the beginning of the C20 a Dutch garden was laid out on the east terrace. The terrace walk along the south front leads to pleasure grounds which project south-west into the park, from which they are divided by a ha-ha. This area, which had received its basic outline by the mid C19, is laid out with a pattern of paths through ornamental shrubberies beneath a canopy of deciduous and coniferous trees.

The central walk extends southwards to an oval, semi-sunken flower garden set in turf, which in the 1860s was the site of a complex bedding out scheme including a ribbon border (J Horticulture 1862). The centrepiece was a pool but this was replaced in the 1870s by the existing basin. The conservatory upon which the garden was originally aligned has been replaced by a school hall (mid C20).

From the walk around the perimeter of the pleasure grounds there are extensive views over the surrounding countryside. The walk along the western edge continues northwards through woodland gardens where rhododendrons and azaleas were planted in the mid C19, past the restored ice house (early C19, listed grade II) standing c.300m north of the house, to the lake.

PARK The park surrounds the house on all sides and is mainly retained under grass, with a scattering of mature parkland trees. Park Wood covers the north-east quarter, in the south-west comer of which is a large lake, situated c.320m to the north of the house. It occupies the site of the lowest of a chain of earlier fishponds and was dug in the late C19.
APPENDIX B: STATUTORY LIST DESCRIPTION

The east park is known as the Pinetum, a name it was given in Hardy's time (mid C19) although the first recorded plantings of conifers were made under Admiral Sir John Norris in the first years of the C18. In the south-east corner stands New Pond, enclosed on all sides by woodland.

KITCHEN GARDEN The walled kitchen garden (listed grade II) lies c 260m to the north-east of the house at the south end of Park Wood. It pre-dates the present house and had certainly been built by the middle of the C18 (Hodgkinson, 1777). The Garden Cottage (listed grade II) to the north of the walls was designed by George Devey in the late C19, as was Parkwood House, situated towards the northern end of Park Wood, which was formerly the gamekeeper’s cottage.

REFERENCES


Maps R Allin, Map of Hemsted made for Sir Henry Guideford, 1599 (Suffolk Record Office) J Andrews, A Dury and W Herbert, A Topographical Map of the County of Kent, 2* to 1 mile, 1769 J Hodgkinson, Map of Hemsted House and Park, 1777 (P20/27/1), (Centre for Kentish Studies, Maidstone) J Hodgkinson, Survey of the Hemsted Estate, 1779 (U78 F27), (Centre for Kentish Studies, Maidstone) Tithe map for Cranbrook parish, 1840 (Centre for Kentish Studies, Maidstone) Map of the Hemsted Estate, c 1860 (U1772 P106), (Centre for Kentish Studies, Maidstone)

OS 6* to 1 mile: 2nd edition published 1899 3rd edition published 1908 OS 25* to 1 mile: 1st edition published 1869
Illustrations Late C17/early C18 view of the south front of Hemsted House (in Haslewood 1889)
Description rewritten: March 2001 Amended: November 2001 Register Inspector: EMP Edited: November 2003

THE WALLED GARDEN, BENENDEN SCHOOL
List entry Number: 1281476
Grade: II
Date first listed: 05-Jul-1993
Date of most recent amendment: 02-Nov-1993

BENENDEN NEW POND ROAD (OFF) TQ 83 SW (west side) 1350-0/3/78

The address shall be amended to read

TQ 83 SW BENENDEN CRANBROOK ROAD (west side) 1350-0/3/78 The Walled Garden, Benenden School GV II

BENENDEN CRANBROOK ROAD TQ 83 SW (west side) 1350-0/3/78 The Walled Garden, Benenden School GV II

The address shall be amended to read

TQ 83 SW BENENDEN CRANBROOK ROAD 1350-0/3/78 The Walled Garden, Benenden School GV II

BENENDEN TQ835W NEW POND ROAD (OFF) 1350-0/3/78 (West side) Walled Garden at Benenden School GV II Walled garden, c.1880 probably by George Devey. Quadrangular structure in English garden wall bond about 10 feet high and 250 feet each side with brick coping and central cambered openings.

HEMSTED HOUSE BENENDEN SCHOOL INCLUDING ATTACHED TERRACE WALL

List entry Number: 1085270
Grade: II
Date first listed: 28-Nov-1986

BENENDEN TQ835W CRANBROOK ROAD 1350-0/3/18 Hemsted House Benenden School 28/11/86 including attached Terrace Wall GV II Benenden School main building, formerly large gentleman’s residence. Built 1859-62 by David Brandon for Gathorne Hardy, later Earl of Cranbrook, in Elizabethan style. Substantially altered by the additions of crenellated battlements, the removal of the original spire to tower, addition of oriel windows and rear loggia by Lord Rothermore c.1912. Built of red brick in Flemish bond with some black brick diaperwork and stone dressings. Tiled roof with clustered brick chimneystacks. Roughly rectangular main house with projecting entrance porch and tower of 3 storeys and attics with attached rectangular service wing of 2 storeys. Front elevation of house has 2 gables with square bays through 3 storeys having 6-light mullions and transomed windows, insertions by Lord Rothermore c.1912. Built of red brick in Flemish bond with some black brick diaperwork and stone dressings. Tiled roof with clustered brick chimneystacks. Roughly rectangular main house with projecting entrance porch and tower of 3 storeys and attics with attached rectangular service wing of 2 storeys. Front elevation of house has 2 gables with square bays through 3 storeys having 6-light mullions and transomed windows, insertions by Lord Rothermore cutting across earlier diaperwork. Projecting off central entrance porch of 3 storeys with 2 storey oriel window having stone panels with shields between storeys and Tudor arched doorway below with fabulous beasts in spandrels and studded door.

To left of this is tall 6 light staircase window. On right hand side is 4 storey square tower with crenellated parapet. 1, 2 & 3 light mullioned windows with hood moulding and smaller arched doorcase with hood moulding and fabulous beasts in spandrels below. The whole has crenellated parapet and there are 3 groups of 6 Tudor style chimneystacks. Decorative lead rainwater heads. Attached 2 storey service wing has mullioned and transomed casements with leaded lights and clock face. Garden front to main house is symmetrical of 3 storeys and attics with 5 windows. End gables with 3 storey 6-light canted bays crenellated above. Centre has crenellated parapet, moulded stone cornice and 3 mullioned and transomed windows, the centre one with 4 lights the end ones with 3. Centre ground floor has recessed loggia in lighter coloured stone with strapwork motif cornice, supported on 4 Tuscan columns and 2 pilasters with strapwork design to base, probably one of Lord Rothermore’s alterations since David Brandon’s original plan shows a loggia with 6 columns and 2 pilasters, square on plan. To left of this is the 4 storey tower with crenellated parapet and one 3 light mullioned and transomed casement. Ground floor has 4 centred arch with shield above, formerly the luggage entrance. 2 ranges of Tudor style brick chimneystacks. Attached to left is 2 storey service wing of 6 bays. End gables with 7 light canted bays, crenellated above, and centre section-with crenellated parapet and four 3 light mullioned and transomed windows. Clustered chimneystacks and lead rainwater heads. Further 2 storey portion to left, probably a Rothermore alteration in similar style, followed by a Neo-Georgian extension of 1861-5 by T.E. Heysham. Attached to the garden front a terraced wall of 1862. Battered brick base of 7 courses with stone wall of interlocking circles with square piers decorated with diamond motifs at regular intervals. Opposite the centre of the garden front are 2 large square piers with diamond motifs supporting Hempstead wings. Interior: Porch has late c19 wide linenfold panelling and chamfered spine beam with lamb’s tongue stops. Staircase hall has fine well staircase, probably by David Brandon, with curved shields and other emblems of battle. Plaster ceiling of square panels. Armorial glass to staircase window, some of which is German or Flemish. Large stone armorial fireplace with motto BENE QUIL SEPULCH.

Under the staircase is a late c19 inserted cloakroom with tesselated tiling. Library which was extended in 1920 and has a fine plastered ceiling with strapwork decoration and deep plastered comice with statuettes, cornucopiae and doves. Stone fireplace with blank shields in spandrels and Tudor rose and diamond frieze. Wooden arched and plastered overmantel above. Former Drawing Room (now Girls’ Common Room) is decorated in Edwardian Queen Anne style. It has deep oak panelling, 2 panelled doors with bolection moulding and cambered openings. Armorial glass to staircase window, some of which is German or Flemish. Large stone armorial fireplace with motto BENE QUIL SEPULCH. Under the staircase is a late c19 inserted cloakroom with tesselated tiling. Library which was extended in 1920 and has a fine plastered ceiling with strapwork decoration and deep plastered comice with statuettes, cornucopiae and doves. Stone fireplace with blank shields in spandrels and Tudor rose and diamond frieze. Wooden arched and plastered overmantel above. Former Drawing Room (now Girls’ Common Room) is decorated in Edwardian Queen Anne style. It has deep oak panelling, 2 panelled doors with carved pedimented doorcase with swags. Plaster ceiling with deeply carved plaster floral wreath. Marble fire place. Above this are 2 deeply carved swags with cherubs which could be early C19. Girls’ study, formerly Saloon is also decorated in early C20 Queen Anne style. Deep eaves cornice with floral wreath. 8 panelled doors with bevelled mullions and elaborated eared architraves, dado panelling. Marble fireplace. Some carving above it could be C16. Hemsted House Study, formerly Dining Room (now Girls’ Common Room) is decorated in Edwardian Queen Anne style. It has deep oak panelling, 2 panelled doors and carved pedimented doorcase with swags. Plaster ceiling with deeply carved plaster floral wreath. Marble fire place. Above this are 2 deeply carved swags with cherubs which could be early C19. Girls’ study, formerly Saloon is also decorated in early C20 Queen Anne style. Deep eaves cornice with floral wreath. 8 panelled doors with bevelled mullions and elaborated eared architraves, dado panelling. Marble fireplace. Some carving above it could be C16.

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APPENDIX B: STATUTORY LIST DESCRIPTION

Room has some genuine early C17 plank and muntin panelling copied to panel entire room. Fluted composite pilasters and panels of strapwork decoration. Elaborate pictorial plastered and coloured frieze with pastoral scenes; boar hunting, herding sheep, resting in the meadows and hawking. Early C20 stone fireplace with elaborate carved spandrels and overmantel with 2 atlantes and 2 caryatids, a shield and strapwork pilasters. Billiard Room has fine stone 4 centred fireplace with blank shields in the spandrels, frieze with swags, cherubs and strapwork and floral design. Carved overmantel has 2 atlantes, 2 caryatids, strapwork motif and lions heads. Very fine early C20 panelling with arches, pilasters, strapwork and marquetry inlay. Fine plastered cornice with griffins and grotesque masks. Clockroom to east retains early C20 green and blue tesselated walls. Former Business Room now office has a wooden Jacobean style fireplace with elaborate ionic pilaster. First floor has bedroom in north west side with 4 centred stone fireplace with plasterwork above. Walls are panelled to lower half with early C20 plank and muntin panelling and above plastered with moulded boars, lions and pelicans. Lord Rothermoore’s Bedroom (now dormitory) has a large stone chimney-piece with doves and griffins. Early C20 plank and muntin panelling and C17 cast iron fireback with fluted pilasters. Bathroom of green marble walls and original Boulton fittings. Lady Rothermoore’s Room (now dormitory) is panelled throughout with some strapwork pilasters. Stone fireplace with human mask, griffins, dogs and slags. C17 cast iron fireback with fleur de lys. Overmantel has marquetry inlay architectural perspective. Another dormitory has a stone fireplace with lions’ masks and mermaids. The Headmistress's Room has late C19 linenfold panelling and plastered cornice. Kitchens retain slate shelves. There was an Elizabethan Hemstead Hall which was pulled down when the present building was erected near the original site. (B.of E. 'West Kent and the Weald': Pevsner. P.152).

ASTROLABE AT BENENDEN SCHOOL
List entry Number: 1281597
Grade: II
Date first listed: 05-Jul-1993

Benenden School GV II Astrolabe. Late C19 cast iron pillar set on millstone base with plumed decoration topped by circular sundial and astrolabe.

SOUTH LODGE, BENENDEN SCHOOL
List entry Number: 1336731
Grade: II
Date first listed: 05-Jul-1993

Date of most recent amendment: 27-Sep-1993
In the entry for TQ 83 SW BENENDEN CRANBROOK ROAD 1350-03/21 Lodge to Benenden School GV II

The address shall be amended to read TQ 83 SW BENENDEN CRANBROOK ROAD 1350-03/21 South Lodge, Benenden School GV II

BENENDEN TQ83SW CRANBROOK ROAD 1350-03/21 Lodge to Benenden School GV II Lodge. c.1880 by George Devey for the Cranbrook estate. Picturesque style. Ground floor stone rubble with ashlar quoin. 1st floor partially pebbledashed but also timberframed gable with eclectic framing and plastered infill. Tiled roof with 2 groups of paired brick chimneys, 2 storeys; irregular fenestration. Front has splayed 1st floor with 7-light mullion and ground floor 6-light mullion brackets. Right side 1st floor gable forms entrance porch on ground floor with 6 balustrade-like piers and plank door. 2 further ground floor mullions and brick lean to section to rear. Left side has close-studded timber-framed section with curved bargeboards and 2-light mullion.

Listed buildings opposite Site
THE QUEEN'S WELL
List entry Number: 1085200
Grade: II
Date first listed: 05-Jul-1993

Benenden TQ83SW THE STREET 1350-03/143 (North East side) The Queen's Well GV II Well house. Dated 1887, built for Queen Victoria's Golden Jubilee. Wood on stone base with tiled roof. Square well house comprising 4 chamfered corner posts on moulded stone pedastones with elaborately chamfered tension braces to wall plate and corners of roof. Hipped slate roof with some bands of curved tiles and wooden finial. Seats on 2 sides. 8 foot high wooden pump, battered to base, chamfered with run out stops, pump handle missing at time of survey and lead spout partly missing. Stone trough with iron drain and shield with name and date. Inscription: ‘Honour the King. The Queen's Well, Fear God. 1837. Jubilee. 1887’.

THE OLD MANOR HOUSE
List entry Number: 1085232
Grade: II
Date first listed: 09-Jun-1952

Benenden TQ83SW CRANBROOK ROAD 1350-03/27 The Old Manor House 09/06/52 GV II House. East wing is late C15 timber-framed. Wealden hall-house refitted in C19 and restored in C20, L-wing to west is C20. Original building faced with tiles on a red brick plinth. 1st floor of end window bays oversails on protruding ends of floor joists and brackets. Sprocket eaves, the centre portion between the oversailing window bays project on curved braces at the sides and on bracket to the centre. Deeply pitched tiled roof with gables and off central late C16 cruciform stack. 2 storeys 4 windows. Mullioned windows with diamond-shaped or small square leaded panes. Doorcase with flat hood on brackets. External stone chimneystack to rear. L wing to west is C20. Timber-framed with plastered infill. Tiled roof with brick chimneystack. 2 storeys and attics. 5 windows. 2 hipped dormers. Casements with leaded lights. Left gable tile hung. East wing has end of half beam, 2 original service entrances and octagonal moulded crown post. (Photographs in N.B.R.).

GATEWAY TO THE OLD MANOR HOUSE
List entry Number: 1336713
Grade: II
Date first listed: 05-Jul-1993

Benenden TQ83SW CRANBROOK ROAD 1350-03/17 Gateway to The Old Manor House GV II Gateway and section of wall. Early C20. Timber-framed porch with tiled roof and moulded wooden bargeboards with wooden gate attached to curved brick wall about 2 feet in height with stone coping. Included for group value.

CORNER COTTAGES
List entry Number: 1336730
Grade: II
Date first listed: 26-Apr-1990

Benenden TQ83SW CRANBROOK ROAD 1350-03/24 Nos.1-4 (Consecutive) 26/04/90 Corner Cottages GV II Row of cottages. Nos 2 & 3 are a late C16 or earliest C17 lobby entrance house, converted into cottages in C18 and altered and extended c.1880 by George Devey or T.W. Colman of Ipswich. Central pair timber-framed but refashioned. All are red brick with some grey headers to ground floor with 1st floor having late C19 timber-framing in eclectic pattern with diagonal braces and quatrefoil motifs. Tiled roof with 3 brick chimney stacks, including right side external stack. L-shaped building of 2 storeys and attics. 5 windows. Nos 2 & 3 have tall gabled dormers with lattice casements to ground floor. Gabled weather porches. No 1 has 3 windows to side elevation and gabled dormer. No 2 has bread oven and roll-moulded pine beam. Gunstock jowled posts. C18
APPENDIX B: STATUTORY LIST DESCRIPTION

winder staircase to attic which has through purlin roof without ridgepiece and some old floorboards. Plank doors. Early C19 firegrate. No 3 has late C16 or early C17 plank doors.

Listed buildings to NW of Study Area but not in RPG

MOUNTS FARM BARN
List entry Number: 1203654
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TG733E CRANBROOK ROAD 1350-0/2/22 Mounts Farm Barn GV II Former barn, now showroom and workshop. Part C16 but mainly erected in C18. Exterior weatherboarded on brick plinth. Tiled roof, half-hipped to south. Interior of 5 bays, aisled to one side with an internal wall of Tudor brickwork. Jowled posts and staggered purlins with no ridgepiece. Pigeon loft with nest boxes in south gable.

MOUNTS FARM COTTAGE
List entry Number: 1336694
Grade: II
Date first listed: 20-Jun-1967
Date of most recent amendment: 05-Jul-1993

BENENDEN TG733E CRANBROOK ROAD 1350-0/2/23 Mounts Farm Cottage 2006/67 (Formerly Listed as: CRANBROOK ROAD Mounts Farmhouse) GV II House. Late Medieval half-house with cross wing and C18 addition to right hand side. Left hand part timber-framed with exposed box framing and plaster infill. Ground floor red brick. Right hand side has 2 brick gables. Steeply pitched old tiled roof with gablet to left hand side and cruckform late C16 brick chimneystack. 2 storeys and attics: 4 windows some mullions, some casements. Left part has gabled dormer and 2 mullioned windows (1 original) and late brick lean to porch. C18 brick addition of 2 storeys and attic, 1 window with half hipped roof and stringcourse and including band across (addition to north, brick in English bond to ground floor and weatherboarded) cambered architrave of 1st floor casement window. Further C18 to 1st floor with half-hipped gable. 2 ground floor windows and 1st floor window to north have cambered head linings.

Benenden Village Listed buildings

FIR TREE COTTAGE WARD AND SONS BUTCHERS
List entry Number: 1085195
Grade: II
Date first listed: 05-Jul-1993

Details

BENENDEN TG833W THE STREET 1350-0/3/23 (South West side) Fir Tree Cottage and Ward and Sons Butchers GV II House and shop. Early C19. Ground floor weatherboarded, 1st floor tile hung. Tiled roof, half-hipped to left side. 2 storeys 3 bays. 3 sashes with 6 panes and horns in moulded architraves. Right side doorcase with open pediment on wooden brackets and 6 panel flush panelled door. Projecting early C20 shopfront to left hand side. 1 off central brick chimneystack and 1 external right hand chimneystack. Rear has roof in 5 hips and later C19 extension of 1 storey red brick and grey headers. Tiled roof and 1 lattice window.

BENENDEN PLAYGROUP
List entry Number: 1336770
Grade: II
Date first listed: 05-Jul-1993

LAUREL COTTAGES
List entry Number: 1336712
Grade: II
Date first listed: 05-Jul-1993

LAUREL HOUSE
List entry Number: 1204483
Grade: II
Date first listed: 20-Jun-1967

LAUREL BQ8032 THE STREET 1350-0/7/136 (North East side) Ivydene, Mersham Cottage and The Beauty Box GV II 2 cottages and shop. Cottages late C18, shop late C19. Cottages are weatherboarded on the ground floor and tile hung on the 1st floor. Old tiled roof, half-hipped to right hand side. Central square brick stack, heightened in late C19. 2 triple casements. Ground floor has central doorcase with flat hood and 4 paneled door with Head of Mercury door knocker. 2 storeys 2 windows with catslide roof to rear. Shop has ground floor of red brick, 1st floor tile hung with bands and diamonds of curved and painted tiles and tiled roof. Projecting gable with curved bargeboards, pendant and finial supported on 2 iron columns and one 4-paneled sash window.

CLEVELAND COTTAGE
List entry Number: 1085194
Grade: II
Date first listed: 05-Jul-1993

CLEVELAND BQ8032 THE STREET 1350-0/7/130 (North East side) Cleveland Cottage GV II. Pair of cottages, now in one ownership. Mid C18. Ground floor red brick, lst floor mathematical tiles. Tiled roof with modillion eaves cornice. 2 storey 2 bay end chimney stack house. 2 triple C19 casements. Central paired doorcase with flat wooden weatherhoods on brackets and 4 paneled doors. Rear has 2 storey extension, ground floor

keystone and 6 flush panelled door. the top 2 panels cut away and glazed. Rear has roof in three hips.
APPENDIX B: STATUTORY LIST DESCRIPTION

**GABLE COTTAGE THE GABLES**
List entry Number: 1336733
Grade: II
Date first listed: 05-Jul-1993

**Benenden Tq8032 The Street 1350-0/7/133** Gable Cottage and The Gables. Gv ii House pair, c.1870 pair built for the Earl of Cranbrook Estate, possibly by E.L. Cotman of Ipswich, with C20 addition to the Gables. Front is of red brick in English bond to the ground floor, 1st floor timberframed in rectangular panels with plaster infill. Tiled roof with 2 C16 style clustered brick chimneystacks with ribbed decorations. Gable Cottage has large gable with pendant and finial. The Gables has right side projecting gable over porch. 1st floor has 3 casements with chinoiserie leaded lights. Ground floor has 2 cambered headed casements with similar lights. Gable Cottage has left side doorcase with gable with bargeboards, finial and pendant and cambered headed doorcase with plank door and large iron hinges. The Gable has right side gabled weatherboard and plank door. Attached to the right side elevation is a brick and timberframed lean to with gable and basement with leaded lights. C20 extension to right side of the Gables in matching style. Rear elevation is of 2 storeys, red brick in English bond. The Gables has 1 gabled dormer with pendant and finial. Gable Cottage has a tile hung gable with pendant and casement with leaded light. 1st floor has 4 mullioned windows with leaded lights. Ground floor has 1 cambered arched window with leaded lights. The Gables has mainly altered windows including 20/22 bay. S-Shaped iron lens. Gable Cottage has a round-headed alcove to lounge and the top part of the staircase has square balusters and a columned newel. Included for group value.

**DUNROAMIN FORGE COTTAGE MAPLE COTTAGE OAKDENE WEALD PROPERTY MANAGEMENT**
List entry Number: 1204487
Grade: II
Date first listed: 05-Jul-1993

**Benenden Tq8032 The Street 1350-0/7/146** (South West side) Weald Property Management, Dunroamin, Oakden, Maple Cottage, Forge Cottage Gv ii Cottage row. Late C18. Red brick and grey headers alternately with plain tiled mansard roof. 3 brick chimneystacks. 2 storeys and attics, 5 windows. 2 flat roofed dormers with leaded lights. 5 C19 tripartite sashes (1 with leaded lights), 5 cambered tripartite C19 metal framed casements. 3 gabled wooden weather porches, some with trelliswork surrounds.

**KING WILLIAM IV PUBLIC HOUSE**
List entry Number: 1085199
Grade: II
Date first listed: 05-Jul-1993

**Benenden Tq8032 The Street 1350-0/7/137** (South West side) King William Iv Public House Gv ii Public House. C17 refronted in mid C19. Timberframed 3 bay lobby entrance house, rendered on ground floor, tile hung on 1st floor. Half-hipped tiled roof with central chimney stack. 2 storeys 3 windows, mainly 3-light casements but ground floor has right hand 3 light canted bay. 2 doors, left one with small flat wooden weatherhood and restored brackets. Interior has inglenook fireplace with wooden seats and 2 gable-headed salt niches. Spine beam has lamb's tongue stop to centre and run out stop to right hand side.

**THE SWEET SHOP**
List entry Number: 1204485
Grade: II
Date first listed: 05-Jul-1993

**Benenden Tq8032 The Street 1350-0/7/144** (South West side) The Sweet Shop Gv ii House and shop. c.1830 altered late C19. Wood, grooved to imitate masonry and hipped tiled roof. 2 storeys, 2 windows. Mid C19 sashes with 6 panes, horns and moulded architraves. Central projecting gabled porch with carved bargeboards. Right hand later C19 projecting shopfront.

**MEMORIAL HALL**
List entry Number: 1336750
Grade: II
Date first listed: 05-Jul-1993

In the entry for Tq 80 32 Benenden The Green 1350-0/7/124 Old Village Hall - ii
The address shall be amended to read

Tq 80 32 Benenden The Green 1350-0/7/124 Memorial Hall II

**Benenden Tq8032 The Green 1350-0/7/124 Old Village Hall II Former village hall, now offices. 1908. Built as a monument to the 1st Earl of Cranbrook. Queen Anne style. Pebbledashed with brick dressings. Tiled roof with 2 brick chimneystacks, T-shaped building of 1 storey with elaborately coved gables at each end with oval windows and pilasters. 2 4-light mullioned windows. Central projecting brick porch with curved gable with metal weather vane, elaborate coat of arms and plaque above doorcase with eared architrave and oval side windows. Plaque reads "To the Glory of God and in loving memory of Gathorne 1st Earl of Cranbrook."

This hall is erected by relatives, friends and fellow parishioners A.D. 1908. "SI MONUMENTUM REQUIRIS CIRCUMSPICE."

**ASHLAWN**
List entry Number: 1204029
Grade: II
Date first listed: 05-Jul-1993

**Benenden Tq8032 The Green 1350-0/7/114** Ashlawn II Large house. Built 1869 by George Devey in Kentish Vernacular style. Built of red brick with curved tile hanging and some timber framing. Tiled roof with brick chimney stacks. Asymmetrical building, roughly L-shaped of 2 storeys and attics. North or entrance front of red brick on stone base. 2 gables with carved bargeboards and pendants. Casement windows. Recessed entrance with door with rectangular fanlight. East front is dated 1869 on right hand end. Red brick with black brick diaper pattern on stone base. 2 projecting brick gables. Attica have decorative timber-framing, right hand one with quatrefoil motifs, left one close-studied. 1st floor has mullioned windows, ground floor mullioned and transomed windows. External brick chimney stack to left hand side with diaper black brickwork. South or garden front has 2 gables. Left side gable has ground floor of brick, 1st floor hung with curved tiles. Mullioned windows. Belcast between ground and first floors and 4 wooden brackets. Right side gable diaric brick work on ground floor, pebbledashed first floor with tile hung attics. 1 mullioned window. Modern hipped tiled roof conservatory in angle between south and east facades. West side elevation has red brick ground floor and curved tile hung 1st floor. Slightly projecting external brick stack with multiple flies. Part of the original service wing has been demolished. Interior contains well staircase with wooden splat balusters.

**CLEVELANDS**
List entry Number: 1336732
Grade: II
Date first listed: 20-Jun-1967

**Benenden Tq8032 The Street 1350-0/7/131** (North East side) 20/06/67 Cleveland Gv ii House. Early C17 with later C17 staircase tower, refronted early C19 and addition of mid to late C19. Timberframed building refaced in red brick with grey headers, right side gable partially tile hung. Tiled roof. L-shaped building of 2 storeys 4 windows. Modillion eaves cornice. 3 early C20 triple casements. Left side 3-light canted bay through all floors, 20 panes to each bay. Part plat band. Trellised wooden porch having early C19 reeded door surround with paternae behind. End chimneystacks. Right side elevation has gabled staircase tower, partially weatherboarded with early C19 "Gothick" windows to 1st floor and late C20 extension in matching style. Left side of 2 stories, ground floor red brick, 1st floor tile hung. Interior has former hall or parlour with spine beams having lamb's tongue stops. C17 open well staircase with square corner posts with sun designs. Square finials with octagonal moulding and squat balusters. Roof has collar beams and no ridgepoles. Original floorboards.
APPENDIX B: STATUTORY LIST DESCRIPTION

CHESTNUT HOUSE
List entry Number: 1085193
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ8032 THE STREET 1350-0/7/129 (North East side)
Cheestnut House GV II Formerly known as: Benenden Post Office THE STREET. House. c.1840. Front elevation weatherboarded with hipped slate roof and end cemented chimney stack, side elevation red brick with grey headers in diaperwork pattern and 1st floor tile hung. Rear partially weatherboarded. 2 storeys 3 windows. 2 flat roofed dormers. Three 16-panel sashes to 1st floor in moulded architraves with blind boxes to end windows. Ground floor has wooden nearly flat verandah supported on 4 cast iron columns. Three 16-pane sashes in reeded architraves and off central doorcase with rectangular fanlight and 6 panelled door. The top 4 panels glazed.

GIBBON'S SCHOOL
List entry Number: 1085196
Grade: II
Date first listed: 09-Jun-1952
Date of most recent amendment: 05-Jul-1993

Headmaster's house and primary school canteen. Dated 1609 on wooden board under eaves with inscription "Edmund Gibbon founder of this school", refaced early C19. Timber framed building refaced with red brick on ground floor and scalloped tiles on first floor. Old plain tiled roof with central cruciform brick stack. Lobby entrance house of 2 storeys 4 bays. 1st floor has 4 C19 casements, two 3-light, one 2-light and one 4-light. Ground floor has one 4-light C19 casement to right hand side, doorcase with flat wooden hood on brackets and 6 flush panel door, the top 2 panels glazed, then two 4-light casements and further 6 panelled doors. Linked by hipped weather foot and with 2-light casement between. Left side elevation has weatherboarded gable and early C19 brick lean to. Right side elevation entirely weatherboarded and with moulded bressumer to gable, probably early C19. Both gables have carved wooden brackets. Interior has jowled posts & beams with lamb's tongue stops. 6 panelled early C19 doors.

BENENDEN TQ8032 THE STREET 1350-0/7/140 (North East side)
20/06/67 Nos.1 AND 2 Kingsford Cottage and Baldwins General Stores (Formerly Listed as: Nos.1-2 Kingsford Cottage) GV II House and shop. C16 or earlier probable open half-house refronted in C18. Ground floor clad in red brick with grey headers in diaperwork pattern, 1st floor tile hung. Tiled roof, half-hipped at one end. 2 storeys 3 windows. Two C20 flat roofed dormers, three C19 casements with L hinges at first floor. Ground floor has 2 late C19 casements flanked by half glazed doors and canted bay shop front and 6 flush panelled door. Early C19 cast side to rear. Large C17 external chimney stack to rear. Shop interior has massive upright post. Right side ground floor room has wide open fireplaces with opening to bread oven, and spice cupboard with wooden surround and shelf. 1st floor bedroom has remains of 1 or 2 shutter grooves. Some jowled posts have good stock profiles, others are sharply cut. Octagonal crown post, probably C15.

KINGSFORD COTTAGES
List entry Number: 1204380
Grade: II
Date first listed: 20-Jun-1967

Benenden TQ8032 THE STREET 1350-0/7/141 (North East side)
20/06/67 Nos.3,4,5 Kingsford Cottages GV II 3 cottages. Late C18, extended C20. Ground floor red brick with grey headers, 1st floor tile hung. Right side elevation weatherboarded. Mansard tiled roof, hipped to right, 2 storeys 3 windows. 2 flat roofed dormers to roof. Wooden modillion eaves cornice and tiled bell cast between ground and first floors. First floor has three 16-pane sashes with moulded architraves. Ground floor has 3 casement windows with some leaded lights. No 3 has 6 flush panelled door and C20 fan light casement with leaded lights. No 4 has mid C19 triple sash and 4 panelled door. No 5 has triple window and C20 weatherboarded extension with wooden door.

HURSTDENE
List entry Number: 1085197
Grade: II
Date first listed: 05-Jul-1993

Benenden TQ8032 THE STREET 1350-0/7/135 (North East side)
Hurstdene GV II House. Early C19. Ground floor red brick, first floor tile hung, left side elevation weatherboarded. Old tiled roof with end chimney stack. 2 storeys 3 windows. Ground floor has 2 tripartite sashes and modern door flanked by side lights. External brick chimney stack to right hand side. Included for group value.

NOS 3,4,5 OUTBUILDING TO REAR
List entry Number: 1085192

Grade: II
Date first listed: 05-Jul-1993

Benenden TQ8032 THE STREET 1350-0/7/142 (North East side)
Nos.3,4,5 Outbuilding to Rear GV II Outbuilding. Late C18. Weatherboarded building with tiled roof. 2 storeys. 3 C20 casements. Loading door to 1st floor.

YEW TREE HOUSE
List entry Number: 1204542
Grade: II
Date first listed: 20-Jun-1967
Date of most recent amendment: 05-Jul-1993

Benenden TQ8032 WALKHURST ROAD 1350-0/7/154 (North West side)
20/06/67 Yew Tree House (Formerly Listed as: WALKHURST ROAD (North West side) The Homestead) GV II House. c.1840. Ground floor red brick with grey headers (Flemish bond) 1st floor tile hung. Hipped tiled roof. L-shaped. 2 storeys 3 windows. Wide bracket eaves cornice. Central 12-pane sash with thin glazing bars, end windows 16-pane sashes. Central doorcase with 6 fielded panelled door and rectangular fanlight. Ground floor windows have channelled keystones. 1 flat roofed dormer with casement. End tall brick chimneystacks.

FORMER OASTHOUSE TO WEST OF YEW TREE HOUSE
List entry Number: 1085204
Grade II
Date first listed: 05-Jul-1993

Benenden TQ8032 WALKHURST ROAD 1350-0/7/151 (North West side)
Former Oasthouse to West of Yew Tree House GV II Oasthouse, now garage. c.1840. 2 storey weatherboarded stowage with old tiled roof, half hipped at right end. 1 sash, 1 fixed casement and 1 hoist to 1st floor. Ground floor has garage doors. One circular brick oast with conical tiled roof. Cowl and fantail missing at time of survey. Included for group value.

BENENDEN C P PRIMARY SCHOOL
List entry Number: 1336749
Grade: II
Date first listed: 05-Jul-1993

Benenden TQ8032 THE GREEN 1350-0/7/115 Benenden C.P. Primary School GV II School. c.1873 by George Devey for the Earl of Cranbrook. Built of brick in Flemish bond with sandstone dressing and some decorative timber framing. Tiled roof. Front range is gabled with stone copings, kneelers, circular window at attic level and 4-light mullioned and transomed window in end. Front has off central projecting gable with 3.5 mullioned and transomed windows with central curved light and console brackets. Two
triple mullioned and transomed casements to right of this and at corner
hipped 2 storey porch with timber framing to top. To left of gable is double
mullioned and transomed window and further left a large bussress with
timber framed gable feature with circular window. L-wing with similar
features and the building incorporates an early C20 building in matching
style.

CHURCH COTTAGES
List entry Number: 1204055
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ8032 THE GREEN 1350-0/7/119 Church Cottages II 2
cottages, not uniform. Left side C18 altered, right hand part added by
George Devey c.1880. Left part has ground floor of red brick with some
grey headers and tile hung first floor with hipped tiled roof. Three 3-light
C20 casements. Door in pentice. Right hand part has ground floor of red
brick with grey headers and first floor comprising 1 course of tiled and 2
courses of fishscale tiles. Gable with carved bargeboard and pendant and
flamboyant brace to right hand side. Tiled gabled weather porch.

LYCHGATE TO ST GEORGE'S CHURCH AND CHURCHYARD WALLS
List entry Number: 1085229
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ8032 THE GREEN 1350-0/7/120 Lychegate to St George's
Church and Churchyard Walls GV II Lychegate and wall. Lychegate probably
c.1862 by David Brandon, wall 1873 by George Devey. Sandstone base
and wooden framing, tiled gabled roof with cusped bargeboards. Each side
has 3 chamfered posts and curved braces. Tie beam with queen struts.
Wooden gates with quatrefoil design. Attached is sandstone churchyard
wall about 3 feet in height with sandstone coping. This appears in the 1873
accounts.

MONUMENT TO THOMAS NEVE APPROXIMATELY 15 METRES
NORTH OF WEST TOWER AT ST GEORGE'S CHURCH
List entry Number: 1204362
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ8032 THE GREEN 1350-0/7/122 Monument to Thomas
Neve approx 15m North of West Tower at St George's Church II Chest
tomb. c.1807. Rectangular stone chest with projecting end pilasters,
partially fluted and partially reeded. Carved inscribed panels to sides and
ends. This is surrounded by a railed enclosure on sandstone plinth. Cast
iron railings of c.1870. 6 square principals with Gothic mouldings and
crocheted finials and spear railings with foliated finials.

CHURCH OF ST GEORGE
List entry Number: 1204075
Grade: II*
Date first listed: 02-Jun-1967

BENENDEN TQ8032 THE GREEN 1350-0/7/125 CHURCH OF ST
GEORGE 02/06/67 GV II* Parish Church. C14 and C15, damaged after
storm of 1672 and restored 1676 and in 1862 by David Brandon. Built of
sandstone ashlar, south aisle of sandstone rubble with plain tiled roof. Nave
and chancel without a break, north and south chapels, north and south
aisles and north and south porches with parvises. West tower of 3 stages.
Square with stepped buttresses, octagonal turret to spirelet to south west
and crenelated parapet. Double round-headed window to south. West face
has double round-headed window to top stage and small rectangular
window below. Pointed arched 4 light window with cinque foiled heads and
intersecting tracery. Pointed arched door with dripmould and C19 door with
decorative iron hinges. Nave and chancel have crenelated parapet and
stepped buttresses. Four 3 light cinquefoiled windows with dripmoulds.
Large east window with 3 tiers of cinquefoil-headed lights. North porch has
round headed arch and parvis with trefoiled lancet windows. Vaulted with
8 ribs and a salamander carving on the boss. South porch has C19
crenelated parapet, offset buttresses, rectangular window and pointed
arched doorway. Interior 5 bay nave with octagonal columns and arches.
C19 nave roof with 2 tiers of purlins, crenelated tie beams and C19 foliated
corbes. C19 octagonal stone font. Coat of Arms of George II over north
glass windows, octagonal stone font and octagonal stone pulpit on marble
piers. North chapel has monument to Sir John Morris of Hempstead (d.
1726) Admiral of the Fleet by P. Scheemakers, a marble feast with obelisk
behind, inscription tablet below and family shield and crest. Also standing
wall monument to Thomas Hallett Hodges d. 1801, an urn bearing
carcophagus in front of truncated pyramid. (Buildings of England; "West

CHEST TOMB SOUTH EAST OF ST GEORGES CHURCH
List entry Number: 1281241
Grade: II

BENENDEN TQ8032 THE GREEN 1350-0/7/123 Chest Tomb South East
of St Georges Church II Chest tomb. c.1697. Rectangular stone chest with
moulded cornice and angle pilasters with roll moulding. Inscription to west
face of 1697. Inscription to north face of 1704.

CHEST TOMB APPROXIMATELY 5 METRES SOUTH OF SOUTH
CHAPEL AT ST GEORGE'S CHURCH
List entry Number: 1281235
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ8032 THE GREEN 1350-0/7/117 Chest Tomb approx. 5
metres South of South Chapel at St George's Church II Chest tomb. Dated
169(7?) with inscription to south not legible at time of survey. Rectangular
stone chest with moulded cornice and base and 4 roll mouldings to chest.

CHEST TOMB APPROXIMATELY 8 METRES SOUTH OF TURRET TO
SOUTH CHAPEL AT ST GEORGE'S CHURCH
List entry Number: 1085228
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ8032 THE GREEN 1350-0/7/118 Chest Tomb app 8
metres South of Turret to South Chapel at St George's Church II Chest
tomb. Late C17 type, with inscription partially buried underground at time of
survey. Rectangular stone chest with roll moulding and moulded cornice.

MONUMENT TO WILLIAM SPENCER APPROXIMATELY 8
METRES SOUTH OF EAST CORNER OF SOUTH CHAPEL
AT ST GEORGE'S CHURCH
List entry Number: 1336751
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ8032 THE GREEN 1350-0/7/123 Monument to William
Spencer app 8m S of E Corner of S Chapel at St George's Ch II Chest
tomb. c.1632. Rectangular stone chest with moulded cornice (base buried
at time of survey) and roll moulded faces. Inscription on north side.
In the entry for TQ 81 32 BENENDEN ROLVENDEN ROAD Rose Cottage
1350-0/7/95 II

The address shall be amended to read

TQ 81 32 BENENDEN ROLVENDEN ROAD 1350-0/7/95 Tudor Cottage - II
BENENDEN TQ8132 ROLVENDEN ROAD 1350-0/7/95 Rose Cottage II
Former toll house now cottage, c1870 by George Devey in Vernacular Revival Style. Mainly built of red brick in English bond with grey headers but timber-framed gable with plaster infill and tiled roof with 2 brick chimney stacks. 1 storey and attics. Front has timber-framed gable with carved bargeboards and curved braces. Attic has C20 2-light casement. Ground floor has 1 3-light casement. Part of lower elevation to left has gable and 6-light Mullioned window and incorporates a timber porch with gable and 6 4-centred arches with keystones supported on chamfered piers. Plank door.

K6 TELEPHONE KIOSK
List entry Number: 1203953
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ8132 ROLVENDEN ROAD 1350-0/7/92 K6 Telephone Kiosk II Telephone Kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.

WAR MEMORIAL
List entry Number: 1085201
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ8133 THE STREET 1350-0/7/145 (North East side) War Memorial GV II War Memorial. c.1920, Sculptor Albert Toft, cast at Albion Art Foundry, Parsons Green. Bronze seated statue of female in flowing robes, leaning on a shield and holding laurel wreath in her left hand on rectangular stepped stone plinth about 7 feet 6 inches long. Inscription on bronze plaque at the top of the plinth reads “To the memory of the men of Benenden who fought and died for justice and liberty in the Great War 1914-18. Their name liveth for evermore.” On a bronze plaque below are inscribed the names of local men who died in the 1st World War and below those who died in the Second World War.

BULL INN
List entry Number: 1204047
Grade: II
Date first listed: 21-Aug-1989

BENENDEN TQ8032 THE GREEN 1350-0/7/116 Bull Inn 21/08/89 II Inn.

Built c.1608, altered and extended in early C19 and again by George Devey c.1880. Core timber-framed, refaced in red brick on ground floor and tile hung on first floor with pebbledashed gable. Right side elevation tile hung. Tiled roof. 2 storeys, 3 windows to front, 2 windows to side. Front elevation has 1 hipped dormer and right side gable with wooden bargeboard supported on wooden brackets containing casement window with leaded light. 3 casement windows to ground floor. Ground floor has built out projection with tiled roof and late C19 ‘chinoiserie’ type glazing and entrance to front. Right side elevation has 5 sided extension to corner with 1st floor triple casement and ground floor 11 light ‘chinoiserie’ type glazing. Right side hipped dormer. 1st floor has 3 light C19 oriel and 5 light ‘chinoiserie’ glazed oriel of late C19. Rear has 2 storey early C19 wing of diaper brickwork with hipped tiled roof with 1:2 windows, probably originally a detached outbuilding. Interior of bar has chamfered spine beam and joists with lamb’s tongue stops. Large inglenook fireplace with 2 gabled salt niches and integral seats. RIBA drawings for Devey additions.

STABLE AND HAYLOFT APPROXIMATELY 20 METRES TO SOUTH WEST OF BULL INN
List entry Number: 1085227
Grade: II
Date first listed: 25-Mar-1986

BENENDEN TQ8032 THE GREEN 1350-0/7/126 Stable and Hayloft approximate 20 metres 25/03/86 to south west of Bull Inn GV II Stable with hayloft above. Probably c.1880 by George Devey who remodelled the Bull Inn at that time. Kentish Vernacular style. Rectangular building with verandahs to north west and north east. 2 storeys. Red brick with diaper patterned grey header on brick plinth, weatherboarded above and with outward with timber framing and plaster infill on 1st floor. Hipped tiled roof. North east elevation has 1 loading door and small diamond panel casement window. Ground floor has 2 triple wooden Mullioned and transomed casement with large plank door with iron hinges and rectangular fanlight. 1st floor obscured by wide verandah with tiled roof supported on 6 square wooden piers. Cobbled surface under verandah. North west elevation has ground floor of red brick with diaper patterned grey headers but the 1st floor which projects in the centre is of timber framing with plastered infill, close studded type with long tension braces. 1 triple casement with diamond leaded lights. Verandah supported on 5 square piers with flattened Tudor arches with centre wooden pendants. The right hand part of the stables retains troughs for horses and ladder to top floor. Left hand side retains 4 wooden loose boxes.

Buildings/SAM’S to south and west of Site—these are generally further away.

FRAME FARMHOUSE

APPENDIX B: STATUTORY LIST DESCRIPTION

List entry Number: 1204532
Grade: II
Date first listed: 05-Jul-1993

BENENDEN TQ83SW WALKHURST ROAD 1350-03/3/147 (South East side) Brick Kiln II House. Late C16 timber-framed building altered in C17 and refaced and extended in C19. Ground floor red brick with grey headers in diaphragm pattern, 1st floor tile hung with some bands of diamond point tiles. Steepljy pitched tiled roof, hipped at left end, half-hipped at right end with cruciform brick stack. 2 storeys, 4 windows. Modern casement windows and chamfered heads to ground floor. To right is a 2 storey 1 bay C19 addition in diaper brickwork with tiled roof. 1 modern casement and modern gabled weatherporch. End chimney stack has invicta fire insurance plaque. Interior of main part has wide inglenook fireplace with 2 salt cupboards, ceiling with rolled moulded spine and axial beams and chamfered joists with lamb’s tongue stops and jowled posts. There are traces of parquetting, a combed pattern, probably C18. Attic winder stair probably late C17 or early C18 inserted when the roof was altered.

FEOFFEE COTTAGES
List entry Number: 1085202
Grade: II
Date first listed: 17-Mar-1981

BENENDEN TQ83SW WALKHURST ROAD 1350-03/3/150 (South East side) 17/03/81 Nos.1-6 (Conseutive) Feoffee Cottages II Row of cottages. C18 exterior with possibly C17 L-range behind and C19 additions to right hand side and rear. Ground floor red brick, 1st floor tile hung and left end gable tile hung. L-shaped and set endwise to road. 2 storeys 5 windows. Modern tripartitioned casements. 3 doorways with C19 wooden pedimented- shaped weatherhouse brick. Left side external brick chimneystack and 2 further brick ridge stacks added in C19. Cement plinth. Front range has roof with staggered purlins. To rear left hand side is a probably C17 portion, the ground floor of red brick, the 1st floor partially weatherboarded. Some square framing was visible at the time of survey. Steepljy pitched hipped tiled roof with gabled dormer and one triple sash. C19 pedimented weatherhood.

TUDOR COTTAGE
List entry Number: 1203976
Grade: II
Date first listed: 05-Jul-1993

Date of most recent amendment: 02-Nov-1993

In the entry for TQ 80 32 BENENDEN ROLVENDEN ROAD Rose Cottage 1350-0/7/95 II

These are generally further away.
APPENDIX B: STATUTORY LIST DESCRIPTION

List entry Number: 1203707
Grade: II
Date first listed: 20-Jun-1967
Farmhouse. Mid C18, refenestrated in C20. Ground floor brick, 1st floor tile hung with hipped tiled roof. Square in plan, 2 storeys 3 windows. Large 3-light C20 dormers. 3 C20 casement windows and off central doorcase with wooden open pedimented hood, 6 panelled door, the top 2 panels glazed. Rear elevation has roof in 2 hips. Lean-to south west in matching materials.

BARN AT FRAME FARM APPROXIMATELY 30 METRES NORTH EAST OF FARMMOUSE
List entry Number: 1085245
Grade: II
Date first listed: 05-Jul-1993
BENENDEN TQ8032 IDEN GREEN 1350-0/7/52 Barn at Frame Farm approx 30 metres north east of Farmhouse II Barn. C18. Timber-framed, clad in weatherboarding on brick plinth. Half-hipped plain tiled roof. 5 bays. Queen post construction with collar beam. Staggered purlins with some added diagonal beams. Jowled posts and diagonal tension braces to wall frame. Central gabled cart entrance. Lean-to to north east, mostly modern on 3 square posts.

WOODSIDE
List entry Number: 1203710
Grade: II
Date first listed: 05-Jul-1993
BENENDEN TQ8032 IDEN GREEN 1350-0/7/60 Woodside II Formerly known as: Iden Park IDEN GREEN. House. C18 altered in early C19. Weatherboarded with beaded edges to front elevation, tile hung to rear. Tiled roof half-hipped to right hand side and 2 brick chimneystacks. Deep wooden brackets to eaves. 2 storeys, 3 windows. 1st floor has 16-pane sashes with jalousies. Ground floor has one 16-pane sash and 2 3-light canted bays with jalousies. Central weatherboarded porch with further trellis work porch applied. Cemented plinth. Attached to the rear is an C18 separate building now joined to the main house, ground floor red brick and 1st floor tile hung with brick chimneystack and an early C19 stable building of red brick with grey headers and tiled roof.

1-5 OLD WEAVERS COTTAGE
List entry Number: 1336717
Grade: II
Date first listed: 20-Jun-1967
Date of most recent amendment: 05-Jul-1993
TQ8032 1350-0/7/58 20/06/67
BENENDEN IDEN GREEN Nos.1-5 (Consecutive) Old Weavers Cottage
(Formerly Listed as: Granary at Farm Frame)
Originally a weaver's house, later converted to granary and oasthouses, now converted into cottages. Dated 1607, extended late C19 and restored C20. C18 brick ground floor in English bond on brick and stone plinth. C17 square panel framing to 1st floor with midrals, gunstock jowled posts and rendered infill. Plain tiled roof. 2 storeys, 8 windows, mainly C20 casements. Front gable has carved bressumer dated 1607 on end posts and ground floor has original wooden mullioned window with diamond mullions. South west side has 4 C20 wooden casements and inserted C20 doors. At the north west end are 2 late C19 square oasts with pyramidal tiled roofs (cowl and fantail missing), coggd eaves cornice, 2 C20 casements and cross and S shaped iron ties.

STREAM FARMOUSE
List entry Number: 1085269
Grade: II
Date first listed: 05-Jul-1993
BENENDEN TQ8032 COLDHARBOUR ROAD (OFF) 1350-0/7/13 Stream Farmhouse GV II Farmhouse. C18 altered C20. Timber-framed building, ground floor clad in weatherboarding. 1st floor tile hung. Tiled roof with red brick chimneystacks. 2 stores: 3 windows. C20 casements. Central doorcase with 6 panelled door, the top 2 panels glazed and early C19 bearded surround with paterae and C20 gabled hood on brackets. Interior has open fireplace and was of 3 bays originally.

OATHOUSE AT STREAM FARM
List entry Number: 1203602
Grade: II
Date first listed: 05-Jul-1993
BENENDEN TQ8032 COLDHARBOUR ROAD (OFF) 1350-0/7/12 Oasthouse at Stream Farm GV II Oasthouse. Late C18 or early C19. Storage of 2 stores, ground floor red brick, first floor weatherboarded with tiled roof. Attached at the south eastern end are 2 circular brick oasts in header bond with coggd eaves cornices, conical roofs and cowls with fantails.

STREAM FARM COTTAGES
List entry Number: 1336729
Grade: II
Date first listed: 05-Jul-1993
BENENDEN TQ735E COLDHARBOUR ROAD 1350-0/2/9 Stream Farm Cottages II House. Late medieval hall-house, refenestrated in early C19 and refenestrated in C20. Timber-framed building, ground floor refenestrated in red brick, 1st floor tile hung. Steeplly pitched tiled roof with off central brick chimneystack. 2 storeys and attics: 4 windows. 2 hipped dormers with casements. Casement windows. Interior not seen but exposed beams and ingle nook fireplaces reported.

Paved ford crossing the line of the Roman road at Iden Green
List entry Number: 1005162
Date first scheduled: 12-Feb-1951
This record was the subject of a minor enhancement on 19 June 2014. The record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records.

The monument includes the remains of a Roman paved ford crossing a stream on the course of a Roman road. It is situated at the foot of a stream valley near Stream Farm, NNW of Iden Green on the High Weald. The Roman ford is built of large, roughly squared, sandstone blocks and is about 4m wide. The stones are about 0.1m to 0.2m thick and range in size; the smallest being about 0.4m by 0.3m in area and the largest 0.9m by 0.6m. In the mid 20th century a wooden post was recorded lying horizontally under the top surface of paving on the north side. A hundred boundary stone has been inserted in the pavement at a later date.

The ford was partially excavated in 1935 and 1980-3. Some stones have been removed for secondary use in the past. As the paved area crosses the Roman road at Iden Green it has been suggested that it was used as a pedestrian causeway next to the Roman road.
APPENDIX B: STATUTORY LIST DESCRIPTION

MOUNTS FARM COTTAGE
List entry Number: 1336694
Grade: II
Date first listed: 20-Jun-1967
Date of most recent amendment: 05-Jul-1993
BENENDEN TQ73SE CRANBROOK ROAD 1350-0/2/23 Mounts Farm Cottage 20/06/67 (Formerly Listed as: CRANBROOK ROAD Mounts Farmhouse) GV II House. Late Medieval half-house with cross wing and C18 addition to right hand side. Left hand part timber-framed with exposed box framing and plaster infill. Ground floor red brick. Right hand side has 2 brick gables. Steeply pitched old tiled roof with gablet to left hand side and cruciform late C16 brick chimneystack. 2 storeys and attics: 4 windows some mullions, some casements. Left part has gabled dormer and 2 mullioned windows (1 original) and late brick lean to porch. C18 brick addition of 2 storeys and attic, 1 window with half hipped roof and stringcourse and including band across (addition to north, brick in English bond to ground floor and weatherboarded) cambered architrave of 1st floor casement window. Further C18 to lst floor with half-hipped gable. 2 ground floor windows and 1st floor window to north have cambered head linings.

MOUNTS FARM BARN
List entry Number: 1203654
Grade: II
Date first listed: 05-Jul-1993
BENENDEN TQ73SE CRANBROOK ROAD 1350-0/2/22 Mounts Farm Barn GV II Former barn, now showroom and workshop. Part C16 but mainly erected in C18. Exterior weatherboarded on brick plinth. Tiled roof, half-hipped to south. Interior of 5 bays, ailed to one side with an internal wall of Tudor brickwork. Jowled posts and staggered purlins with no ridge- piece. Pigeon loft with nesting boxes in south gable.
APPENDIX C: REFERENCES

‘The Grange, Benenden’ The Kent Compendium of Historic Parks and Gardens for Tunbridge Wells Borough, April 2009
Available at: http://www.tunbridgewells.gov.uk/__data/assets/pdf_file/0004/31936/The-Grange.pdf
Accessed: 2nd October 2018

Benenden and Iden Green Conservation Area Appraisal, April 2005
Available at: http://www.tunbridgewells.gov.uk/__data/assets/pdf_file/0017/19403/PP_SPG_Benenden_Iden_Green_CAA.pdf
Accessed: 2nd October 2018
