

Representations in respect of the Regulation 18 Rother Local Plan

1. These representations are made on behalf of Oak Tree Homes Trust and wish to make comments in respect of the overall housing supply, provision of specialist housing including that relating to the elderly and less mobile and specific comments in relation to a SHLEAA site assessment in Peasmarsh which is considered to require reevaluation.
2. Our client has expertise and experience in delivering elderly person housing projects and is a registered care provider known as Oak Tree Homes Trust and they operate a site in Tunbridge Wells. They seek to provide accommodation for elderly or older residents at a level below market rate and are looking to expand their offerings in order to meet a pressing need that is not met within general housing development.

Spatial Strategy (Q54 and Q55 and Q65 and Q66)

3. The spatial strategy of the emerging plan sets out the proposed housing delivery over the plan period and whilst this is still to be confirmed in term of targets, it is considered this requires a significant uplift from that stated to take account of poor delivery rates and previous undersupply of housing against the Core strategy identified housing needs. It is noted that = many of the areas and overall supply set out in this new plan still include previous allocations which are yet to be built out and which were allocated for the previous needs required over the previous plan period. Thus, this should not be included and it is considered that new allocations should form the principal part of the overall supply in order that the plan meets future needs as well as addressing the previous undersupply (204 homes per year rather than 737 homes per year).
4. The HEDNA report confirms the housing need for the district up to 2040. The report quotes the Standard Method calculation results in a minimum Local Housing Need (LHN) figure of 737 dwellings per annum (dpa) for Rother. These LHN figures are considerably higher than currently adopted housing requirement policies (335 dpa in Rother and 200 dpa in Hastings). The LHN figures are also higher than recent average rates of delivery in both authorities since 2011/12 (204 dpa in Rother and 170 dpa in Hastings). The HEDNA concludes by stating that the 737 dwellings are the most appropriate figure for housing need.

5. The Spatial Development Strategy seeks to provide between 258-364 homes per year and is thus significantly below the identified housing need set out above. The strategy and targets should be increased closer to the identified needs and which can be achieved through sustainable additions to villages and other communities (in addition to the strategic development at Bexhill) whereby new housing can support local services and public transport. The previous plan also resulted in an undersupply of homes against the identified needs. The new plan should therefore be focussing on new allocations and additional homes for the forthcoming plan period.
6. We would draw attention to the suitability, availability and deliverability of further land in the Rye and Eastern settlement area and which could increase the housing delivery at Peasmarsch and which would support local services and the community and the improvement of public transport. This will be set out below in respect of the specific SHELAA assessment at PEA-0039.

Policy HOU9

7. We support the inclusion of a specific housing policy for elderly or disabled people and would recommend an annual target for these needs is provided in order to meet the clear needs within the District.

(Q67)- Comments SHELAA assessment – site PEA-0039 (Pond Cottage and adj land)

8. This site is under our client's ownership and control and is proposed for development for elderly persons which would also restore Pond Cottage and put this to a long term viable use in line with the NPPF. Jempsons have tried to use Pond Cottage for a variety of uses commercially but no scheme, including restaurants, offices, subletting – has proved commercially viable. This has led to difficulties in maintaining the building in good condition and placed financial pressures on the owner. The new use as part of a wider housing scheme can secure this viable use whilst retaining its appearance and condition in line with its conservation.
9. The council have currently dismissed this site on account of the site allegedly being a green buffer and being important to local character. However, this is considered to be incorrect as

the site is developed and has a heavily maintained character, including paraphernalia associated with the recent supermarket use and is seen within the context of the supermarket and the surrounding highway infrastructure. The site does not fall within any key views that were identified in the Neighbourhood Plan and as the accompanying Heritage report shows, is very well contained in landscape terms.

10. The site would be considered a brownfield site on account of its use as part of the supermarket use and would accord with Paragraph 124 of the NPPF which encourages the redevelopment of brownfield land within settlements for new homes and also development that can create multiple benefits. In this case the development can provide smaller units in the form of flats, alongside a community facility within pond cottage. These are significant benefits.
11. As demonstrated in the pre-application process (including a revised scheme currently with the council) The site is suitable for a small, flatted scheme which would retain a green frontage and surrounding communal areas which could retain important trees. The development can be set into the site in order the development is seen within the context of development to the east and west. For information, the latest site plan and scheme submitted for the pre-application meeting is attached at **Appendix 1**, which shows spacious communal grounds, parking and access and a building that could accommodate up at least 10 flats.
12. It is worth noting that buildings previously stood to the front of the site, with the previous supermarket and other buildings and the council approved a new petrol station on the basis it would not harm local character. Earlier photographs and council documents are attached at **Appendix 2**. Whilst this historic development it is relevant, it is the intention of the applicant to maintain the green frontage with any development set into the site in order it sits within landscaped grounds, as can be seen at **Appendix 1**. Indeed, any new development could retain a significant green frontage along the north and western boundaries, with the building set into the site to create views through to a restored Pond Cottage which would be used for community purposes. Therefore, it is considered there is scope to maintain and improve landscape and local character.
13. The HELAA report raises the presence of the Grade II Listed building and the site and potential development of the site has been subject to heritage assessment and has been

informed by Alan Dickenson, a renowned heritage specialist. This is attached to this submission at **Appendix 3** and was in relation to an updated scheme which is currently with the council for further pre-application discussions.

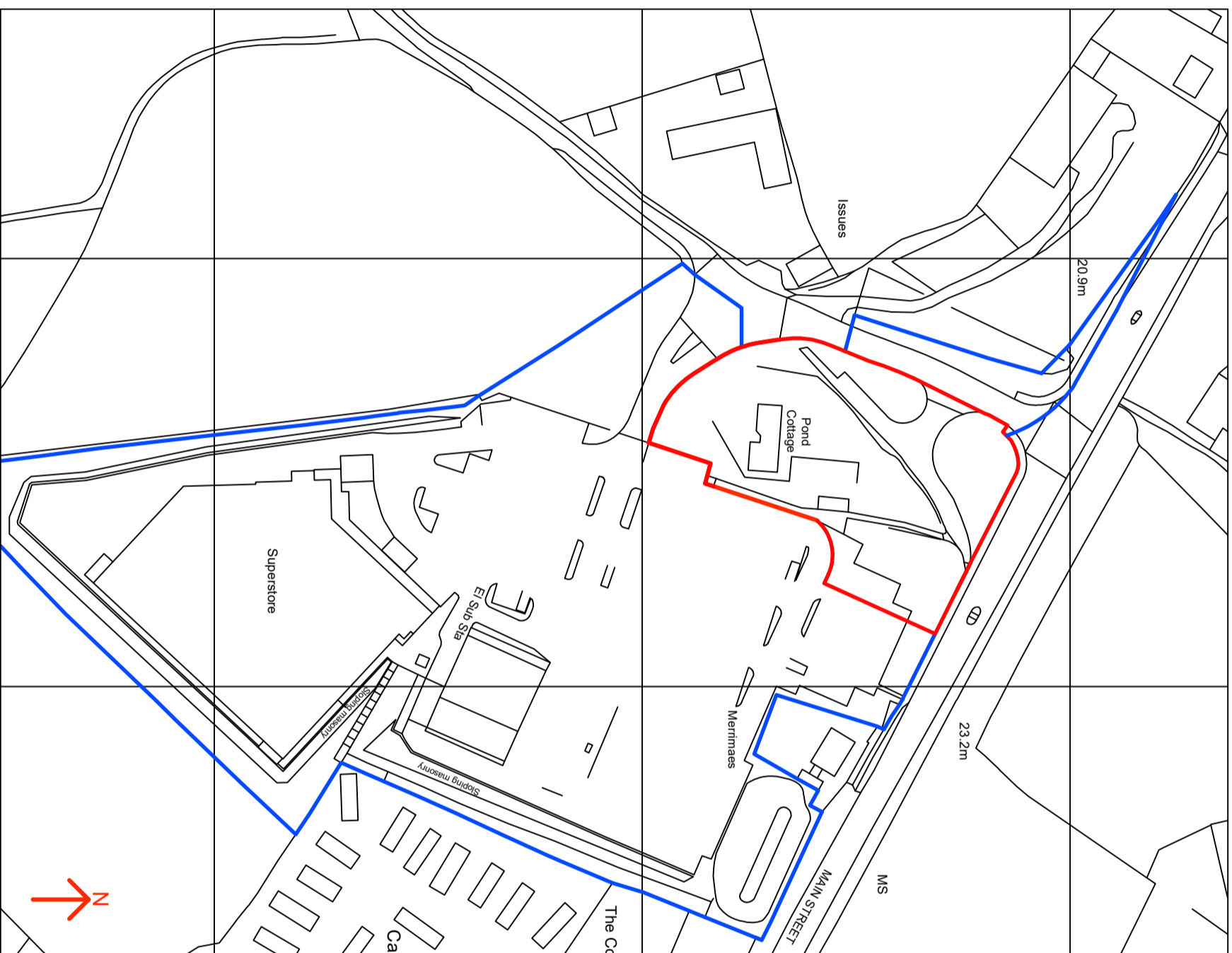
14. This heritage assessment sets out the significance of Pond Cottage as well as existing defects and how the setting to the Listed Building has been somewhat undermined by the highway infrastructure changes, the various modern designed features within the grounds and the car park and supermarket complex to the east. It also highlights that due to the Holm Oak, there is little appreciate of the cottage as a historic building currently.
15. The plans currently with the council (and at **Appendix 1**) show how a flatted development could maintain generous communal grounds as being set away from the Listed Building which together can open up views of the cottage which can have benefit in heritage terms. This together with the restoration of the building and a long term use could have wider heritage benefits which could be delivered by any new development.
16. The HELAA report also noted potential flood risk and this has also been subject to further investigation by the application. The site falls within flood zone 1 and therefore is not at risk from rivers or sea. It is noted the NW corner has some surface water risk, with this mainly contained along the adjacent highway. The applicant has instructed a flood risk analysis of this risk and this shows any building could be outside of any short term flood event and that there is no risk to occupants as a result of flooding nor would the development increase flood risk elsewhere. This report is attached at **Appendix 4**. It is considered the inclusion of SUDS within the design, including attenuation, can improve this local situation. Thus, flood risk is not a constraint to development on the site.
17. Therefore, it can be seen that the land is suitable, deliverable and achievable for a small scale residential scheme of a scale suitable for allocation within the emerging local plan. The supporting reports confirm the previous concerns are unfounded and we ask that the council reconsider their conclusions on the site in order it can be considered as a potential allocation within the forthcoming plan.

Conclusions

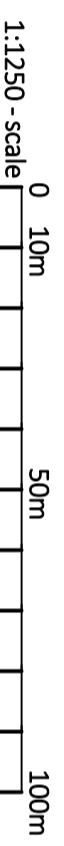
18. In short it is considered the housing needs will not be met by the current strategy and further sites should be identified by the council, including those within sustainable locations and within developed contexts. An example of such a site at Peasmarsh is included within

this submission and would contribute to making up the shortfall in the housing delivery. We commend the inclusion of a specific policy for elderly person accommodation but consider the plan needs to be more ambitious in order the full needs of the District can be met.

Appendix 1



Site Location Plan - scale 1:1250



Pond Cottage
 Tanhouse Lane
 Main Street
 Peasmarsh
 TN31 6YD

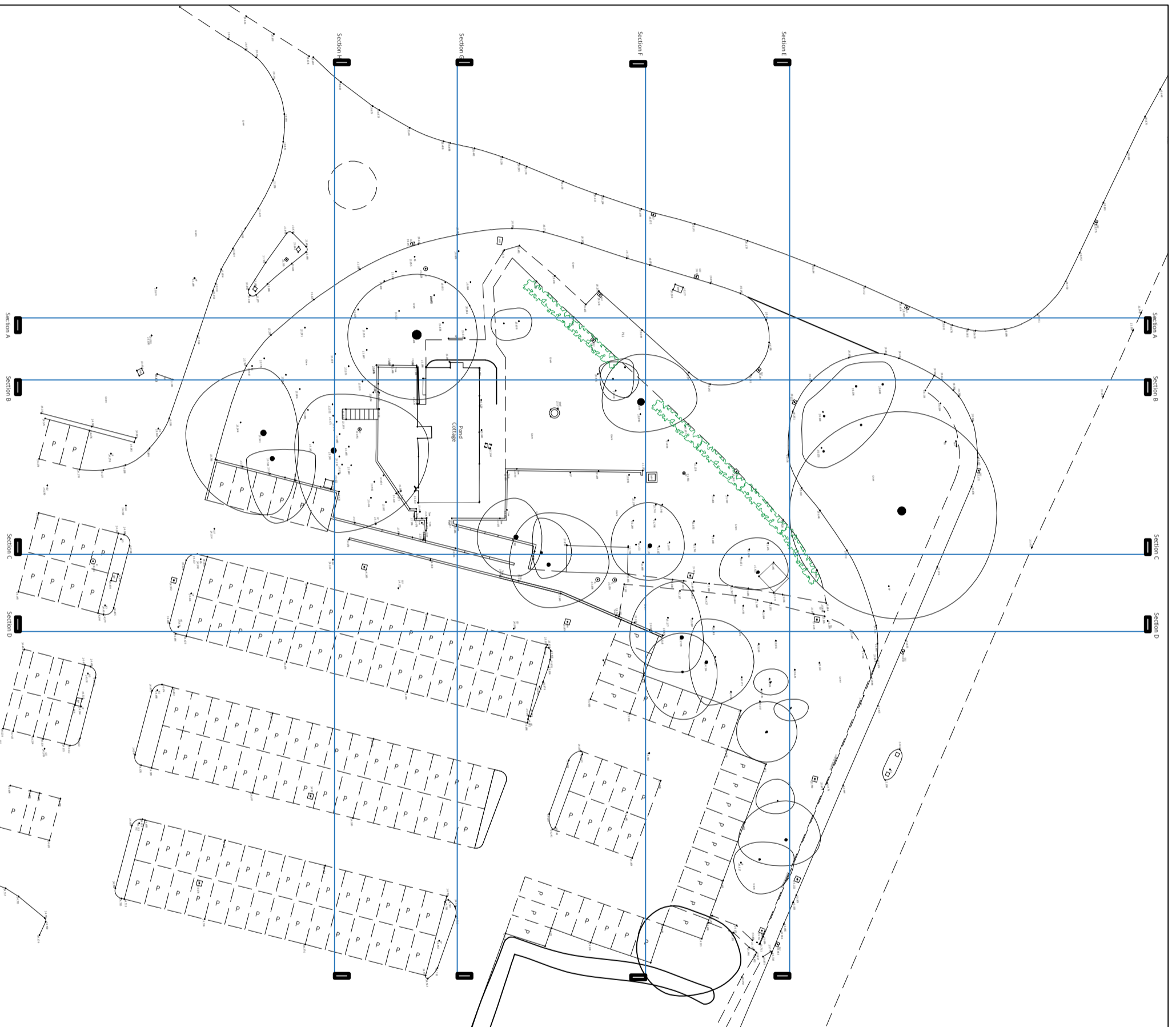
Proposed block
 of 10no. apartments
 Site Location Plan

Oak Tree
 Homes Trust
 Main Street
 Peasmarsh
 TN31 6YD

Scale: 1:1250@A3

Date: May 24

Drawing No: PC/01c



Pond Cottage
 Tanhouse Lane
 Main Street
 Peasmarsh
 TN31 6YD

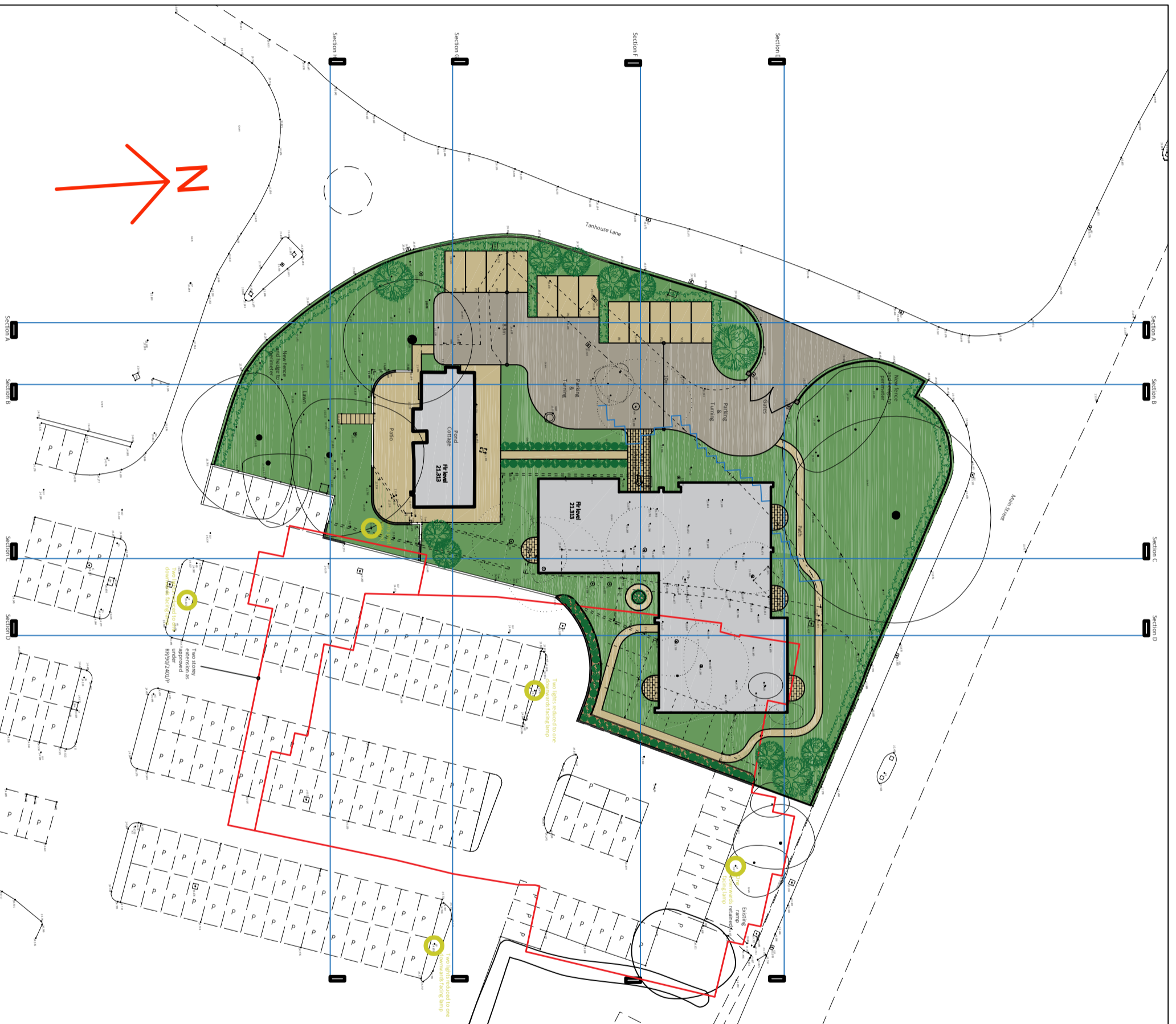
As Existing
 Site Layout Plan

Oak Tree
 Homes Trust
 Main Street
 Peasmarsh
 TN31 6YD

Scale: 1:500@A3

Date: March 23

Drawing No: PC/09



Pond Cottage
 Tanhouse Lane
 Main Street
 Peasmarsh
 TN31 6YD

 Proposed block of
 10no. apartments
 Site Layout Plan

Oak Tree
 Homes Trust
 Main Street
 Peasmarsh
 TN31 6YD

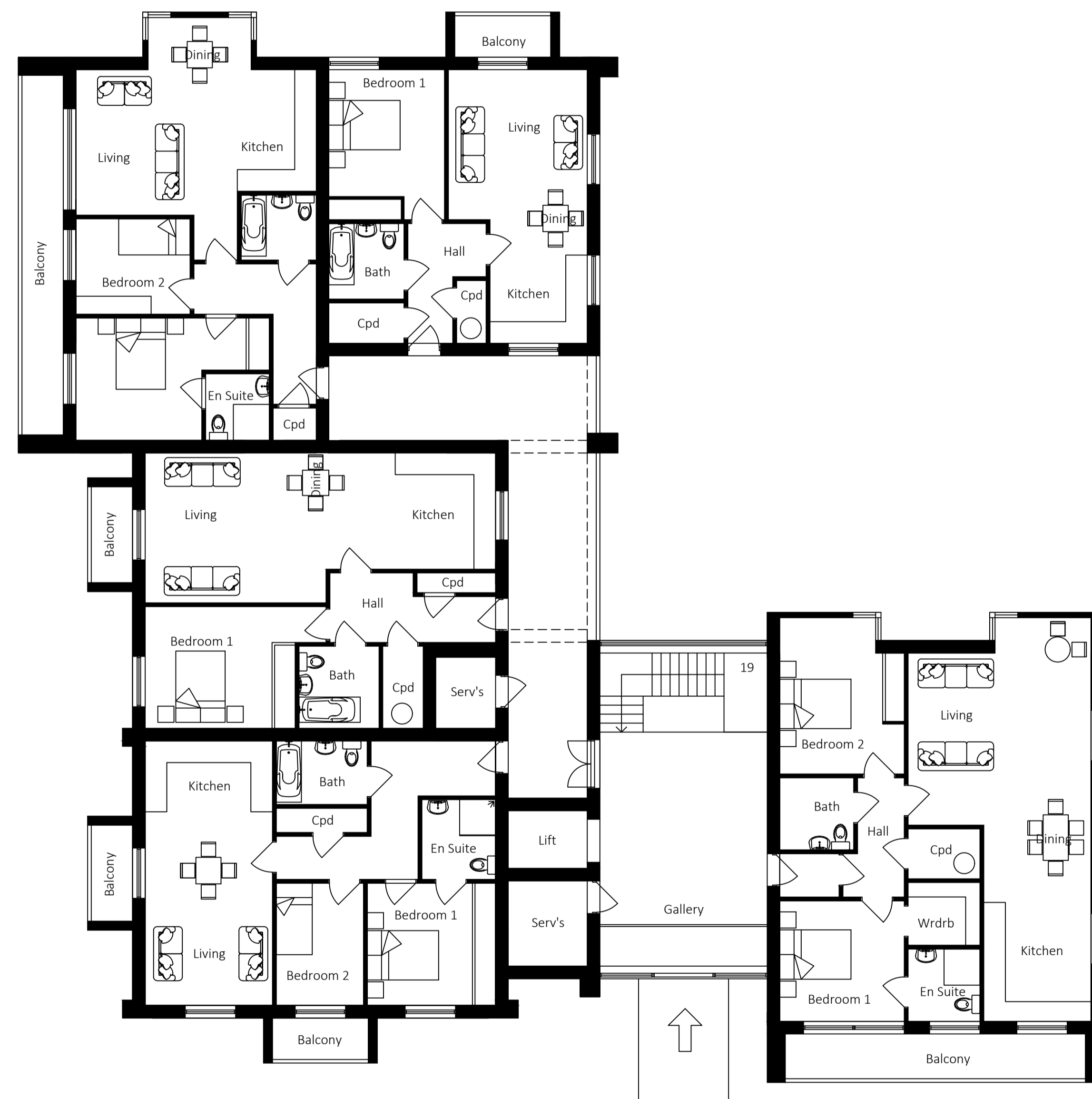
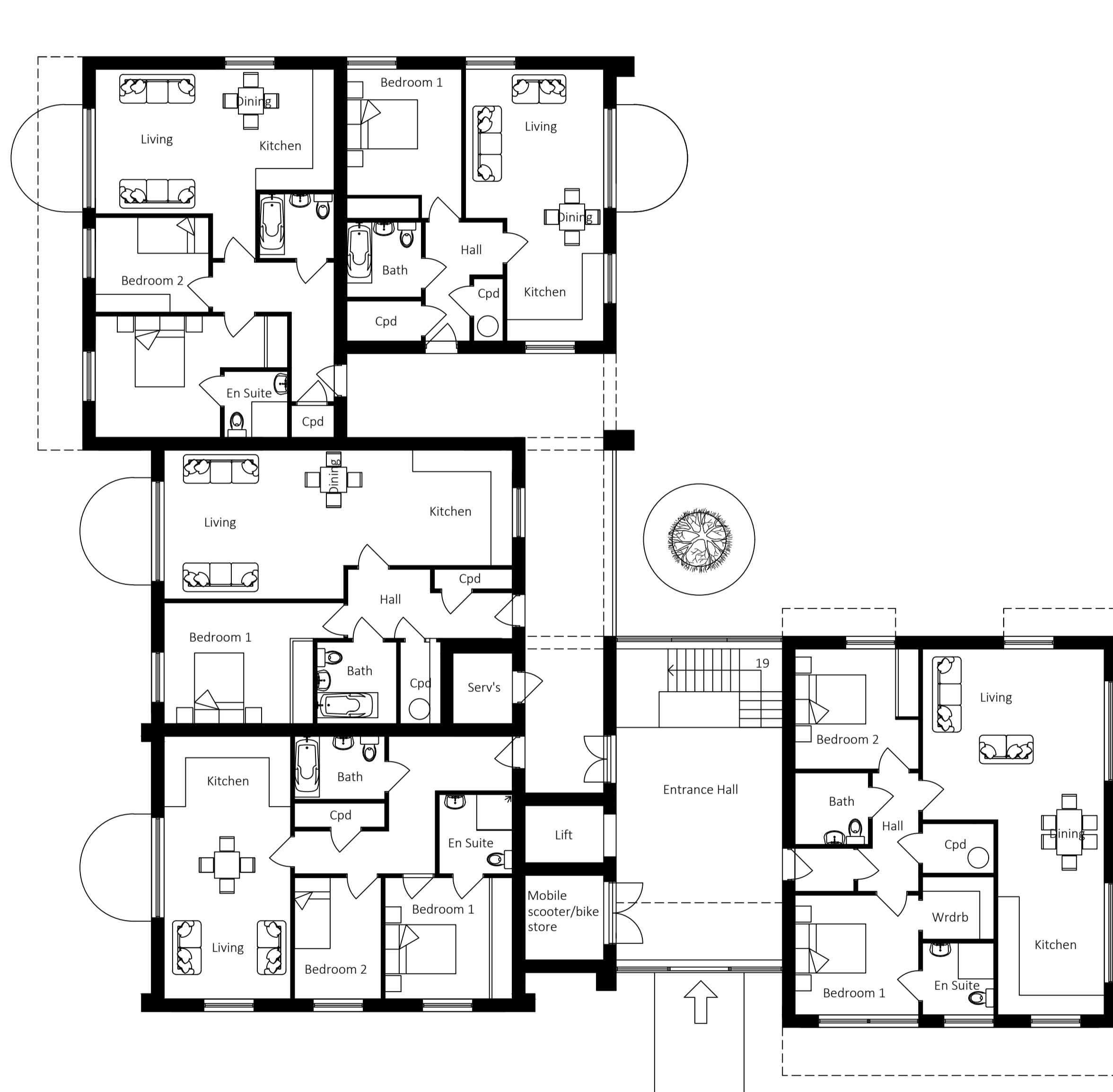
Scale: 1:500@A3

Date: May 24

Drawing No: PC/18

Site Layout Plan - scale 1:500

1:500 - scale 0 5m 10m 20m 30m



Pond Cottage
 Tanhouse Lane
 Main Street
 Peasmarsh
 TN31 6YD

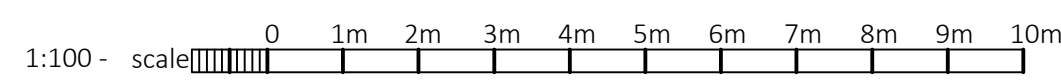
Proposed block of
 10no. apartments
 Floor Plans

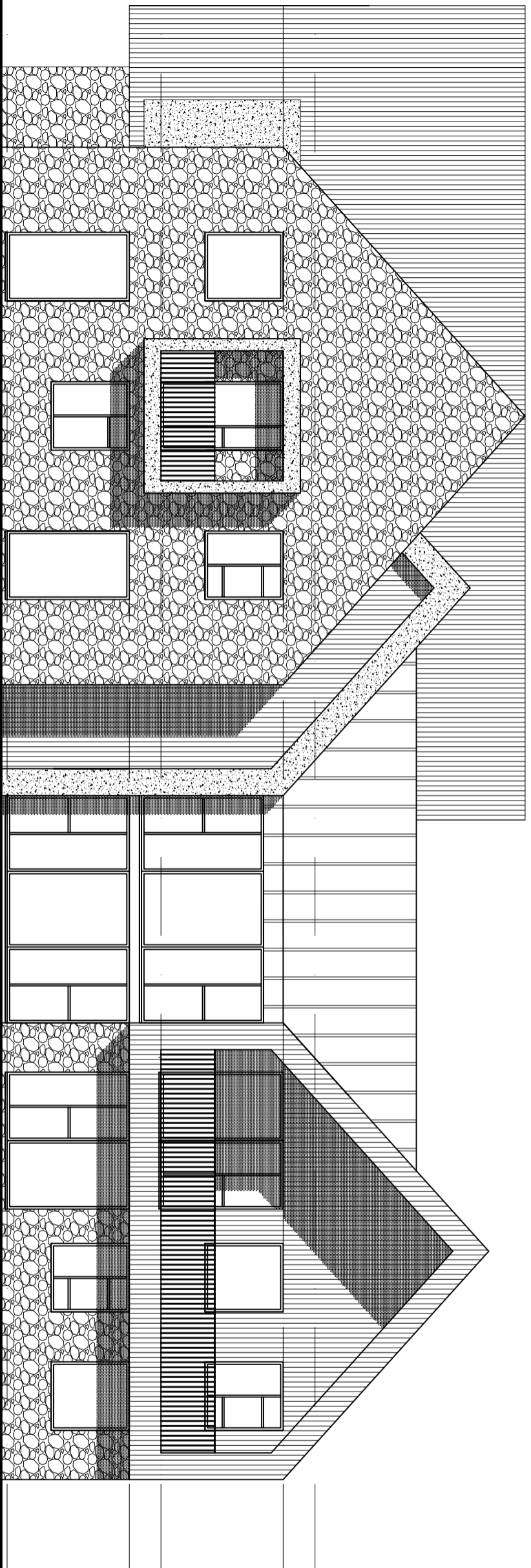
Oak Tree
 Homes Trust
 Main Street
 Peasmarsh
 TN31 6YD

Scale: 1:100@A1

Date: May 24

Drawing No: PC/19a





Front Elevation

1:100 - scale 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Pond Cottage
 Tanhouse Lane
 Main Street
 Peasmarsh
 TN31 6YD

Proposed block of
 10no. apartments
 Elevation

Oak Tree
 Homes Trust
 Main Street
 Peasmarsh
 TN31 6YD

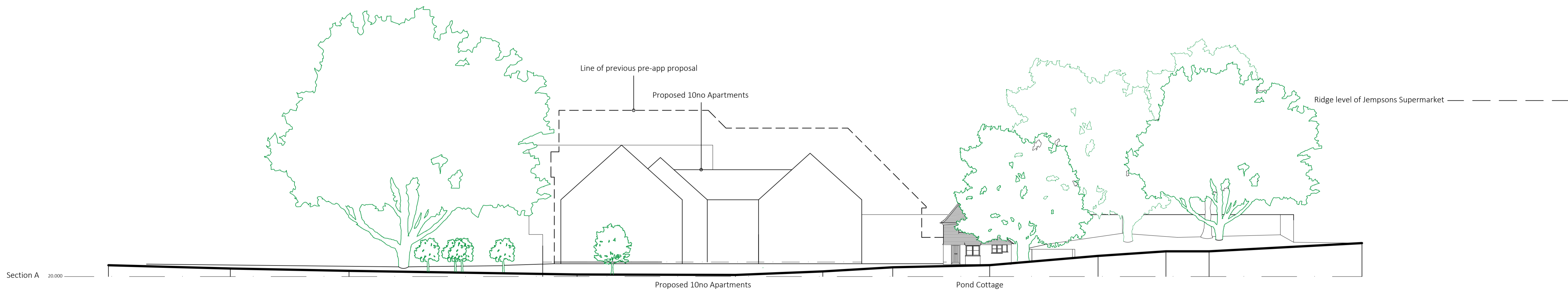
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Date: May 24

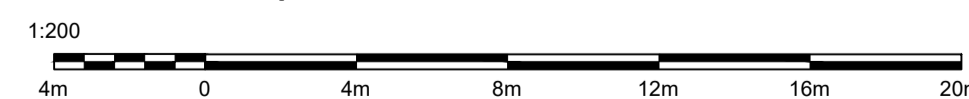
Drawing No: PC/20



As Existing Site Section



As Proposed Site Section



Pond Cottage
Tanhouse Lane
Main Street
Peasmarsh
TN31 6YD

Proposed block of
10no. apartments
Site Sections

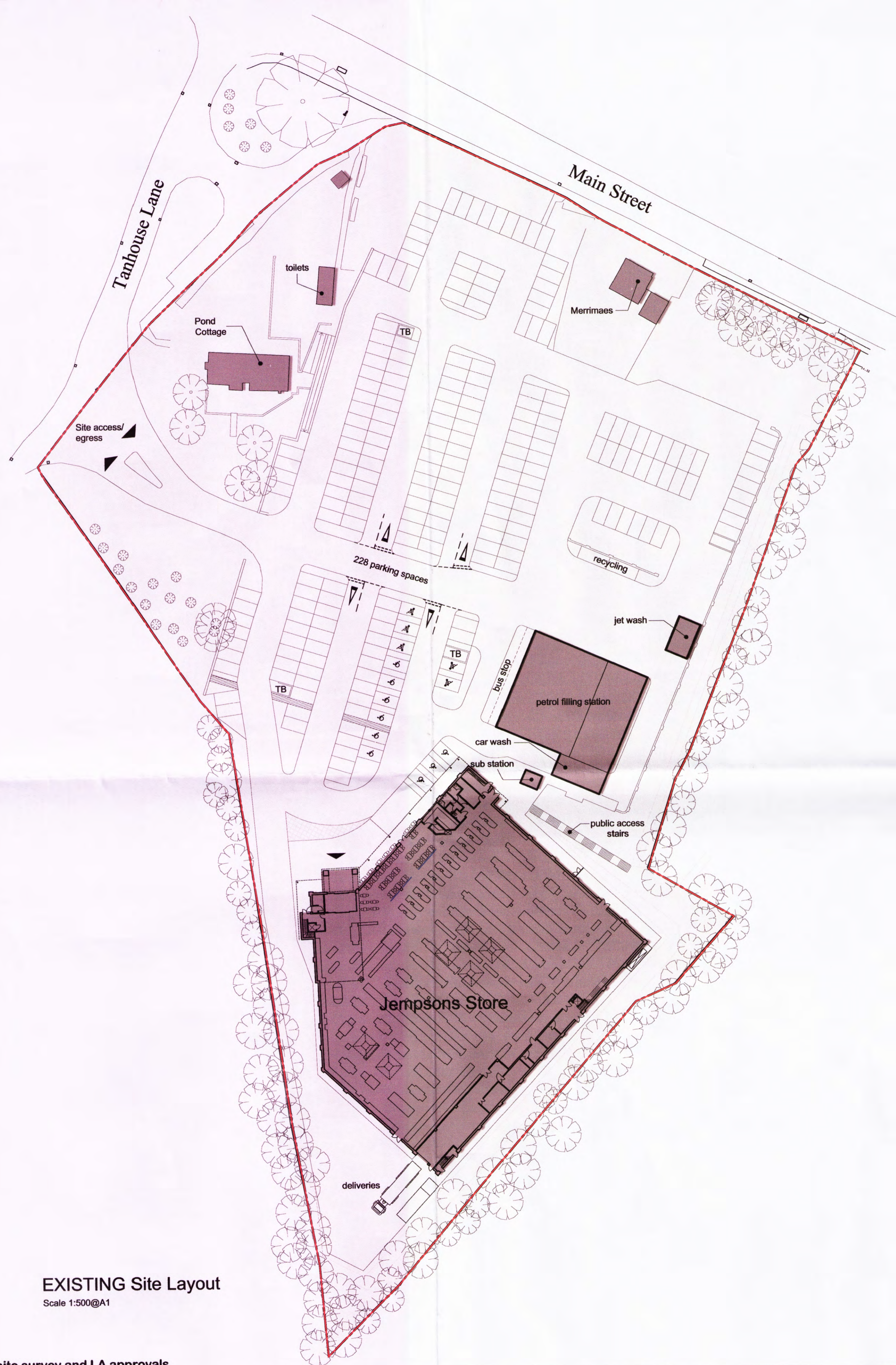
Oak Tree
Homes Trust
Main Street
Peasmarsh
TN31 6YD

Scale: 1:200@A1

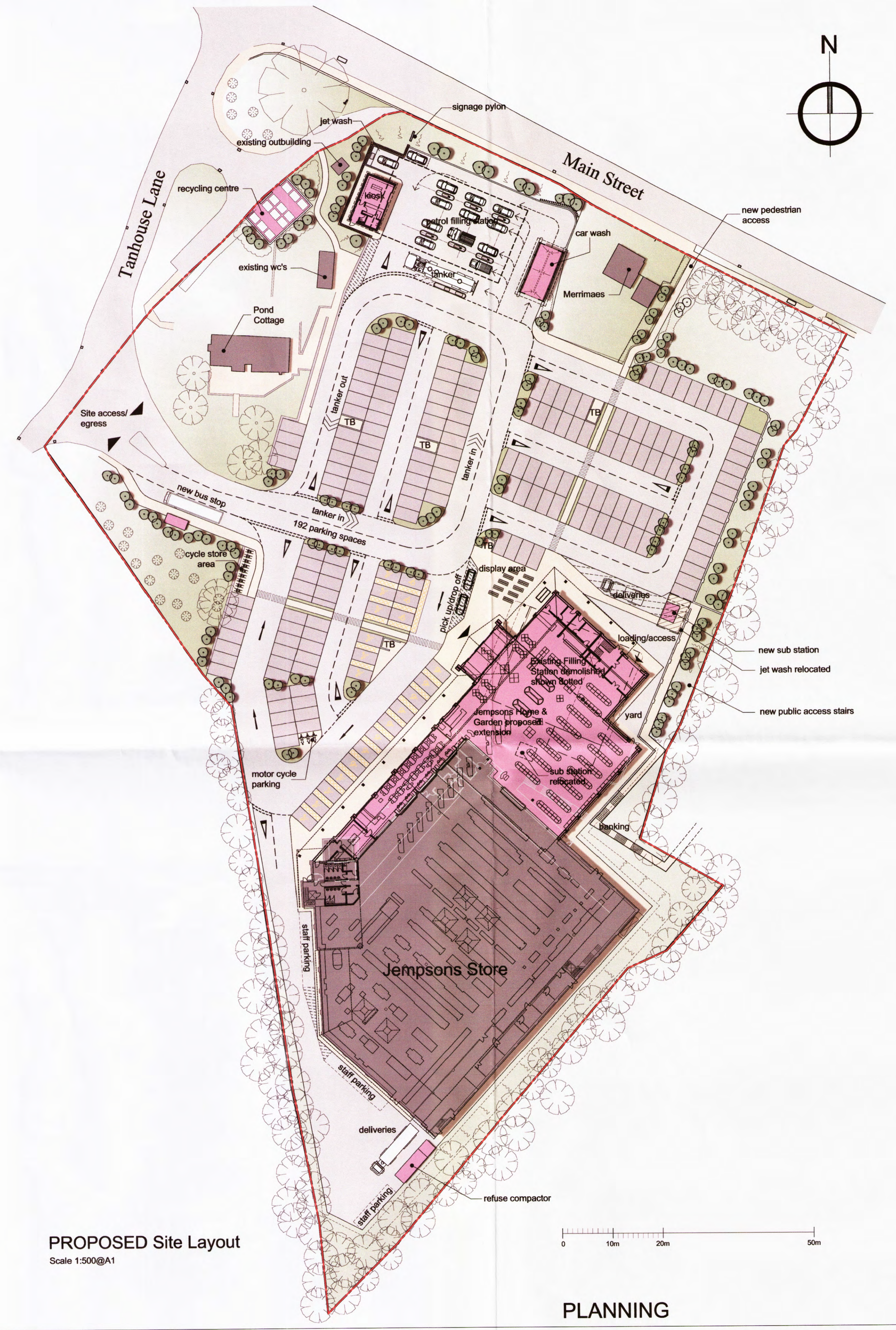
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Drawing No: PC/21

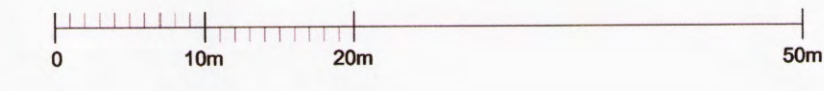
Appendix 2



EXISTING Site Layout
Scale 1:500@A1



PROPOSED Site Layout
Scale 1:500@A1



subject to site survey and LA approvals

general notes:
this drawing shall not be scaled.
all dimensions shall be checked on site, where applicable, prior to commencing the works.
all works shall conform to the current edition of the building regulations and other relevant statutory requirements.
all materials and workmanship shall conform with the relevant british standard specifications and codes of practice.

this drawing is the copyright of gdm architects, and shall not be copied or reproduced without permission.
this drawing shall be read in conjunction with gdm architect's health and safety risk assessments and general principles for means of access and protection.
all works shall be carried out in a safe manner, by competent persons, strictly in accordance with all current statutory provisions and other competent advice relating to the health and safety of all work people and others.
gdm design + management ltd trading as gdm architects

revision: A details: issued for PLANNING

by: mbc date: 08.11.2012

revision: details:

by: date:

PLANNING

project: **Jempsons Supermarket & Petrol Filling Station**
client: **Jempsons Ltd.**
drawing: **Extg. & Prop'd Site Layouts** number: **3425/P02** rev: **A**
scale: **1:500@A1** date: **Sept. 2012** drn: **mbc** chkd: **dpt** appd: **ge**
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Appendix 3

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**HISTORIC BUILDING
ASSESSMENT**

ON

**POND COTTAGE
MAIN STREET
PEASMARSH
RYE
TN31 6YD**



**Made under the instructions
of
The Oak Tree Homes Trust**

**In relation to proposed detached 10 no
retirement flats.**

June 2024



- Structural Surveys ● Valuations ● Building Conservation ● Design
- Planning Alterations ● Land Surveys ● Archaeological Analysis
- Historical Research

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- D. Survey Standard

I, the undersigned, inspected the above on 11 January 2023 and 13 January 2023 and report as follows:

1.0 Brief and Description of Service

This Assessment is intended to accompany an application to the Local Planning Authority for Planning Permission in relation to the development of retirement flats in the setting of Pond Cottage. It should be read in conjunction with my Impact Assessment prepared in relation to the development. This Assessment has been based on the East Sussex Standard for Historic Building Assessment, reproduced as Appendix D to this Assessment.

Archive sources have been consulted mainly online and are reproduced at Appendix A.

Reconstruction phase diagrams based on my inspection and survey are included at Appendix B.

Photographs of the building are included at Appendix C. Numbers in brackets in the text below refer to numbered annotated photographs at the appendix.

2.0 Designations

Listed Buildings

Pond Cottage was Listed Grade II in the List of Buildings of Special Architectural or Historic Interest on 13 May 1987. The description reads as follows:

“C.18 or earlier. Two storeys. Four windows. Ground floor red brick, above weather-boarded, the easternmost window-bay tile hung. Tiled roof. Casement windows.”

Other nearby Listed buildings include three buildings in Tanhouse Lane to the south-west:

Tanhouse

Also Listed in 1987 and dated to the 18th century.

Tanhouse Oast

Listed in 1987 as two round oast houses and granary converted into a house, 19th century.

Oak Cottage

Also Listed in 1987 and described as 18th century.

There are a number of houses further to the west on the Main Street frontage. Those on the south side include the following Listed building:

Kings Head Cottages

Described as one building, once three cottages, dating from the 18th century.

On the opposite northern side of Main Street, to the west of Pond Cottage, is another Listed building:

The White House

Dated to the 18th century or earlier. Tiled and weatherboarded.

Also, on the opposite side of the road, almost opposite Pond Cottage, is a Listed former farmhouse:

Sharwells Home for the Elderly

Described as a 17th century or earlier timber framed building, refaced with red brick and grey headers. This building is entirely screened from sight by ground levels and planting.

Further east on the south side of Main Street and largely out of sight of Pond Cottage is a listed public house:

The Cock Inn

Listed as 18th century, painted brick and tiled.

Area of Outstanding Natural Beauty

The whole area lies within the High Weald Area of Outstanding Natural Beauty.

Archaeological Notification Area

The site of Pond Cottage and the village centre generally to the east lies within an Archaeological Notification Area designated by East Sussex County Council.

3.0 Summary

Pond Cottage was one of many cottages and gardens adjoining the main road in Peasmarsh and elsewhere which were enclosed from “roadside waste”, wide verges needed to cope with muddy conditions, particularly on hills, in the days before surfaced roads. The hill up to Flackley Ash to the west was very wide and the road originally included the current island of properties, a

slip road – Flackley Ash Lane and the plots to both south and north.

Pond Cottage as shown as one of the highway waste plots leased to occupiers on a map of 1788.

The cottage was described as “street land” at the tithe map of 1840. Later maps show little change although the cottage is shown as sub-divided into two cottages in 1872 and into three occupancies from 1897 onwards.

The earliest part of the cottage dates from about 1700 and consists of the rooms either side of the later chimney and including a rear lean-to.

In the early 18th century, the present equal width fireplaces were inserted, and the cottage extended to the west (and possibly east) to form two semi-detached cottages.

The final stage of major extension was in the early 19th century at the eastern end.

The cottage was occupied as a house until the 1990s when converted to a café as part of Jempson's rebuilt and relocated Supermarket. The setting of the Pond Cottage was altered by this development including the relocation of the northern end of Tanhouse Lane further to the west to form improved access to the supermarket.

The cottage has evidential and historical significance as a relatively humble cottage formed by licensed encroachment on the highway and altered and sub-divided several times. The cottage retains aesthetic significance in terms of a traditional form and materials but has lost much of its setting significance due to the development of the supermarket and alteration of Tanhouse Lane.

4.0 Background

4.1 Location

The cottage is located at grid reference TQ8834 2303 and at postcode TN31 6YD.

The cottage lies on the south side of Main Street, at the western edge of the village, on the east side of the junction with Tanhouse Lane.

The ground slopes down to both roads and there is a stream in the valley bottom to the west flowing north to the Rother valley.

The building faces approximately north towards Main Street and has a garden mainly to the north (1). Beyond a shorter area of garden to the south (3) there is the entrance road to Jempson's Superstore, the car park for which lies immediately east of the Pond Cottage garden, at a higher level, beyond a retaining wall and ramp.

4.2 Planning History

The following applications were viewed on the Rother District Council website:

A58/348

Garage.

RR92/1313/P

Change of use and alterations to dwelling to form tea/coffee rooms, also erection of toilets and use of garden as play area.

RR92/1396/L

Alterations to dwelling to form tea / coffee rooms (Listed Building application)

Also relevant is:

RR/90/2401/P

Jempson's supermarket and bakery, alterations to road junction and staff parking and customer exist; vehicle unloading; supermarket extension and new petrol station
Approved on 16 July 1991.

4.3 Archaeological and Historical Background

No published archaeological or historical data is known regarding Pond Cottage or the immediate surroundings. No archaeological condition was imposed in previous applications or at the works to relocate the supermarket (the site is outside the current Archaeological Notification Area).

Historic Environment Record requirements are considered under "Below Ground Archaeology" below.

5.0 Sequence of Development

5.1 Historical Sources

The site of Pond Cottage was originally part of the highway at the junction of Main Street and Tanhouse Lane. Main Street was originally wider, in particular, to the west at the approach uphill to Flackley Ash. An island of development remains within the road edges, and this was needed to cope with muddy conditions, particularly on hills.

The area is shown on a map of roadside waste plots in the ownership of the Earl of Chichester as Lord of the Rape of Hastings (a historic division of the county) in 1788 (reproduced at Appendix A). Pond Cottage was plot number 195 and the island within the highway at Flackley Ash Hill, and land both sides of the road, were also shown as leased in plots together with land either side of the street, further east in the village centre and beyond.

The depiction of the buildings on this map is diagrammatic. There appear to be two buildings at the Pond Cottage site, both shown at 90 degrees to Main Street.

In contrast, the Ordnance Survey surveyor's drawing of 1797 shows Pond Cottage in its present rectangular form and alignment. The other characteristically narrow plots elsewhere in the roadside waste in Peasmarsch are recognisable on the drawing.

The tithe map of Peasmarsch prepared in 1840 for church taxation reform purposes lists every plot, its cultivation, owner and occupier. Pond Cottage consisted of plot number 308. It was described, as were all other roadside waste plots in the document as "Street Land". It was listed as a house and garden owned by William Drury and occupied by Thomas Gadd. The whole of the plot is shown on the tithe map as cultivated garden ground i.e. vegetable garden.

The 1872 first edition Ordnance Survey, six inch scale, shows the building sub-divided into two cottages with central path extending northwards to the road junction. By 1897, the eastern of the two cottages had been sub-divided and a small, detached outbuilding is shown to the east. The plot is shown as unfenced adjoining the later bakery premises to the east, now part of the Jempson's Superstore car park. This suggests that the Pond Cottage site was acquired by the bakery in the late 19th century.

The buildings and layout were shown as essentially unchanged on the 1928 and 1939 Ordnance Survey maps.

The Planning application for change of use to a tearoom showed some alterations to external openings and retention of studwork internally following the removal of infill to retain the legibility of the spaces.

5.2 Development of the Building

Multi-Phase Floor Plans

The relative dates of the various parts of the building are illustrated in my drawing 2241-01 at Appendix B. This drawing is followed in the appendix by a series of reconstruction floor plan, sections and elevations showing the building at various historical phases up to the early-mid-19th century. Later alterations are described in the text.

Phase 1 (c.1700) - Drawings 2241/02-04

Layout

The earliest portion of the current building is at the centre. Here, the main two storey frame of a cottage built about 1700 measures 7m x 3.75m (23' x 12'4). The main frame appears to

have been adjoined from the outset by a rear leanto and a leanto at the west end (6). Overall the leantos, the building measured 9.17m x 5.55m, (30' x 18').

The structure was built on an east-west axis facing north towards the road.

The two, two storey bays, were of unequal length, 3.35m at the east and 3.7m at the west (11' and 12'4 respectively).

The original chimney position could not be determined due to later alterations and current internal linings. The fact that both bedchambers had raised window sills at the centre of the bays (i.e. not offset to accommodate a chimney) suggests that the chimney may have been located in the rear within the lean-to.

The interpretation of the layout is a kitchen, or main room, at the west bay and service room at the east, with service lean-tos. At the first floor were two bedchambers over the kitchen and services bay respectively.

The service bay is unusually long suggesting possible specialist use, such as workshop. This may explain the provision of lean-tos at both rear and side.

Evidence for the contemporary lean-tos is the fact that the frame infill and daub lining were set on the inner bedchamber side rather than the rear side of the main rear eaves plate (12) and the survival of a plinth wall (8) within the current western bay, for part of the depth of the bay, consistent with the position of a lean-to end.

Wall Design

The front wall framing survives at first floor level and is a conventional timber frame with swelling jowls, the posts measuring 145mm wide x 160mm (6). The infill is small square panel having mid-rails interrupted by studs (9,10). In contrast the rear infill adjoining the lean-to is straight raking struts and studs. The partition wall between the two bed chambers is staves and studs faced on the service chamber side.

Windows

Both front walls at the chambers incorporate raised centre panel sills for windows. There is no other surviving evidence currently exposed within the structure.

Doorways

No details are known following later underbuilding of the frame up to first floor level in brickwork.

Floors and Ceilings

The first floor survives at the services bay where there is a central girder construction with joists spanning from front to rear (5). The girder measures 190mm wide x 200mm with chamfer and ogee stop, the joists 80mm x 80mm.

Stairs

No details of the original stairs are known. A 900mm wide trimmed opening exists in the first floor, over the services room at the east end, but peg holes in the ceiling girder indicate that the opening is an insertion. The first floor over the kitchen has been replaced with any evidence for stairs lost. It is possible that the stairs were located in the lean-to.

Chimney

No details are known. The trimmed opening in the east end of the first floor is a possible location for a chimney but as previously mentioned, the peg hole evidence indicates this was an inserted opening. It is possible that the chimney was also located at the lean-to at the rear of the kitchen. This is raised as a query on the drawings.

Roof

The roof is set at a pitch of 51 degrees. The rafters are largely concealed by current linings but can be seen to be paired rafters with no ridge board, the rafters measuring 90mm x 90mm (13).

Quality and Dating

The building is traditionally framed with small square panel infill and standard steep roof pitch for the period but in quite slender construction (posts 145mm wide). The later style stud and raking strut infill at the internal rear partition suggest a transitional date of c.1700.

Phase 2 (early 18th century) – Drawings 2241/06-09Layout

The present equal width fireplaces were inserted into part of the Phase 1 kitchen bay to form a pair of semi-detached cottages handed about the stack with kitchens either side (14,15).

An additional two storey bay was constructed at the west end (4), replacing the former end lean-to, but retaining part of its plinth at the rear end. This provided a service room for the western of the two cottages. The phase 1 west tie beam was removed but the west posts and eaves plates retained, the phase 2 plate being lapped over at higher level (11).

There is evidence for the lean-to continuing at the rear in the form of a lean-to tie beam at the west end.

Beyond the east of the Phase 1 building the construction dates from the 19th century. It cannot be ruled out that some form of services bay was provided for the eastern cottage, later superseded in Phase 3.

Wall Design

The construction remained traditional framing incorporating bowl (18) and splay shaped jowls to the principal posts which were relatively slender. The frame infill, however, was studs and curved internal raking struts (10,18), always intended to be clad externally with either weatherboarding or tile hanging.

Windows

The former Phase 1 kitchen chamber central window was repositioned to the western end of the front bay due to the space being taken up by the inserted chimney breast straying across the central window (10). The window in the added service bay was set centrally and had lapped and pegged sill.

There is currently a centre window at the west end (18). Here, the sill was planted on and appears to be an insertion. It cannot be ruled out that this is an original feature given the nature of the front window construction.

Doorways

It is likely that the western kitchen was entered by a doorway in the front wall at the western part of the room in order to leave working space at the fireplace. This is represented, currently,

by differences in the brickwork indicating a door survived in that position until the later phases. The lean-to is approached, currently, by an internal doorway in a similar position at the rear of the room, likely to be the original position.

Floors and Ceilings

The replacement floor in the western kitchen is of crossbeam construction having a chamfered crossbeam measuring 160mm wide x 150mm (15). This is lapped to the Phase 1 rear post where there is a cut off tenon for the previous crossbeam of the end of the two storey Phase 1 bay (7). The joists span along the length of the building and are 80mm x 80mm square matching the size of the Phase 1 and possibly reusing material.

The added west end bay had a crossbeam construction of the same width (16).

Stairs

Joist mortices survive for a top landing at the western end of the extended rear lean-to with infilled doorway into the service chamber.

Chimney

The chimney incorporates a pair of identical width inglenook fireplaces, 2.4m wide x 0.92m deep, and approximately 1.4m high (the floor level is variable). There are timber lintels over the wide openings.

The western cottage has a small bedchamber fireplace (17). That at the east is concealed by modern linings.

The head of the stack is square rather than rebated.

Roof

The roof construction is largely concealed by modern linings. It was possible, however, to see that the same square rafter construction without ridge board continues into the western cottage.

Quality and Dating

The timbers are relatively slender but still constructed in the conventional timber frame manner with tie beams over principal posts. The jowl shapes are of the later type and the wall infill transitional incorporating curved, rather than straight, raking struts and studs for cladding. The stack has the

later square type cap, rather than rebated. A date in the first half of the 18th century is considered likely.

Phase 3 (early 19th century) – Drawings 2241/10-13

Layout

The eastern end of the building was extended (1,2,3), possibly replacing a Phase 2 eastern cottage services bay.

The extension measures 4.2m along the length of the building and 7.05m front to rear (13'9 x 23'). It is of two storeys although having a higher first floor and retaining the main eaves and having a low east side eaves, the first floor is of restricted headroom (20).

There is a rear lean-to return to the main range. This accommodated a stairs (19), used to access both the eastern cottage of Phase 2, and having steps up to the first floor of the extension.

While there is a small chimney breast at the rear, there is no indication of its date and there is no remaining substantial fireplace for use as a separate cottage. The original use of the

building at Phase 3 is, therefore, not known. It may have been a workshop.

Wall Design

The building has a plinth wall in brickwork a metre high with timber studwork above clad, currently, and likely always, in tile hanging. The bricks at the plinth measure 221mm x 105mm x 59-62mm laid in Flemish bond.

Studwork walls are concealed by internal linings.

Windows

As the walls have been replaced later up to first floor in brickwork, original openings are not known.

Doorways

A gap in the Phase 1 brickwork infilled with later material towards the front end of the east side wall indicates the original external door opening. There is an opening and steps up from the rear stairway into the first floor.

Floors and Ceilings

Concealed by linings.

Stairs

The stairs at the rear (19) include winders at the foot and studwork partition to the remainder of the lean-to.

Chimney

The age of the rear stack is not known. No other details known. A stack must have been inserted to serve the sub-division to cottage which is marked on the 1897 Ordnance Survey map.

Roof

The roof is constructed at 90 degrees to the main Phase 1 and 2 roof structure. The east slope extends down as a part catslide supported by a purlin beam. The pitches of the slopes are unequal. The roof structure is concealed by ceiling linings.

Quality and Dating

The brick size is consistent with those used locally in the late 18th / early 19th century. The building appears to be its present shape and size on the 1840 tithe map. The lack of traditional framing is consistent with this period.

Later Alterations

A programme of underbuilding in brickwork was carried out raising the plinth at the Phase 3 work and replacing the timber frame at the main structure. The brickwork is Flemish bond including bricks 230mm x 107mm (average) x 65-67mm consistent with a mid-late Victorian date possibly when the Phase 3 extension was converted to a separate cottage.

At some stage the stairs to the western cottage were replaced in the opposite direction and a new doorway formed into the main accommodation.

The eastern cottage bedroom has been lined and lowered ceilings generally installed.

Two bay windows have been added to the rear lean-to, one having a pitched roof over, one a flat roof with overhanging oriel. A bay window has been added at the west elevation.

Adaptations to form the café use in 1992 included a wide doorway at the east end and removal of infill at some partitions retaining studs as a feature.

5.3 Development of the Setting

Based on the archive map evidence and the listing descriptions of adjacent buildings, the area developed as ancient farms (Tanhouse and Sharvels) and was heavily influenced by the presence of the main Rye – London road adjoining which leases were granted to multiple wayside plots which were developed as cottages. The Cock Inn was also built in a prominent position adjoining the main road.

5.4 Below Ground Archaeology

As the site is known to have been part of the highway, it is not considered likely that there will prove to be below ground remains of earlier buildings, instead possible chance finds from highway use.

As the site lies with an Archaeological Notification Area, and the scale of the proposal qualifies as a ‘major’ application, the County Archaeologist has advised that a full Historic Environment Record (HER) search will be needed, together with a desk-based heritage impact assessment to be prepared by a professional archaeological contractor. This will be required at formal application stage.

6.0 Assessment of Significance

Guidance

Significance is required to be considered by the National Planning Policy Framework (NPPF). It is defined as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This may be archaeological, architectural, artistic or historical. The setting of a heritage asset may also contribute to its significance and is defined in the NPPF as the surroundings in which a heritage asset is experienced.

Historic England's Conservation Principles (2008) considers evidential; aesthetic; historical and communal values to define significance.

Evidential (Archaeological) Value

Relates to physical aspects of the site which provide evidence from the past. This can be within the built form or below ground archaeology.

Historical Value

The extent to which the asset is associated with or illustrative of historic events or people.

Aesthetic (Architectural / Artistic) Value

Includes design, visual, landscape and architectural qualities.

Communal Value

Includes social, commemorative or spiritual value, local identity and the meaning of the place for people.

Levels of Significance

- 1) High significance – features of the asset which contribute to the principal historical and architectural interest.
- 2) Medium significance – features which noticeably contribute to the overall interest and may include post-construction features of historic or design interest.
- 3) Low significance – features which make relatively minor contribution to the historical and architectural interest.
- 4) Neutral or detracting – features which do not contribute to the historic and architectural interest of

the asset and in some places may even detract from the significance.

Significance of the Setting

Evidential (Archaeological) Value

The layout and boundaries of the former wayside plot at Pond Cottage and nearby roadside plots are of evidential value in relation to the development of cottages on roadside surplus land. This significance has been reduced in the case of Pond Cottage by the removal of boundary features to the south and construction of the supermarket entrance road and by relocation of the Tanhouse Lane route into the supermarket. A medium heritage value is considered applicable.

Historical Value

The area, in general, has high historical value in terms of the way that areas were taken over by encroachment or lease from the highway over a long period.

Aesthetic (Architectural / Artistic) Value

The setting retains a number of trees, and these have aesthetic value in themselves and as screening although they are so dense as to restrict views of Pond Cottage itself. The supermarket

building is of traditional pitched, tiled and brick design and incorporates perimeter landscaping. Beyond the supermarket area, the surrounding countryside includes traditional cottages and houses of various dates, some listed as discussed under “Designations” above. The area is considered to have high aesthetic value with the exception of the immediate supermarket surroundings.

Communal Value

The immediate site, and the adjacent roadside waste plots, have communal or social value in terms of the ribbon style development of Peasmarsh over a long period.

Building Significance

Evidential (Archaeological) Value

The multiple phases apparent in the surviving structure are of evidential value in yielding information about the development of the building. Further exposure in the course of any investigation or building work, subject to consent, is likely to add to understanding of the building.

The surviving Phase 1 and Phase 2 fabric is considered of high significance, the later phases being of medium significance due to the extent of alteration and rebuilding which occurred.

Historical Value

The building is of historical significance as a relatively humble cottage on leased highway waste developed on a piecemeal basis. The multiple phases of extension reflect development in the area and the possible non-domestic use of part of Phase 1 and the Phase 3 building are of historical interest.

Aesthetic (Architectural / Artistic) Value

The traditional design and materials including small casement windows, different forms of cladding and the slightly different form of the eastern extension add to the variety of the design as it has evolved. The modern white paint finish at the brickwork at the front and west and the painted rendering at the rear are however somewhat bland and discordant to the vernacular tradition. Overall the building is considered of medium aesthetic significance.

Communal Value

The building is of cultural significance in terms of its development as part of the highway waste.

7.0 References

British Library – *Ordnance Survey surveyor’s drawing 1797.*

East Sussex Record Office (ESRO) – *CHR18/16 Map of Roadside Wastes forming part of Chichester Estates in the Rape of Hastings, 1788.*

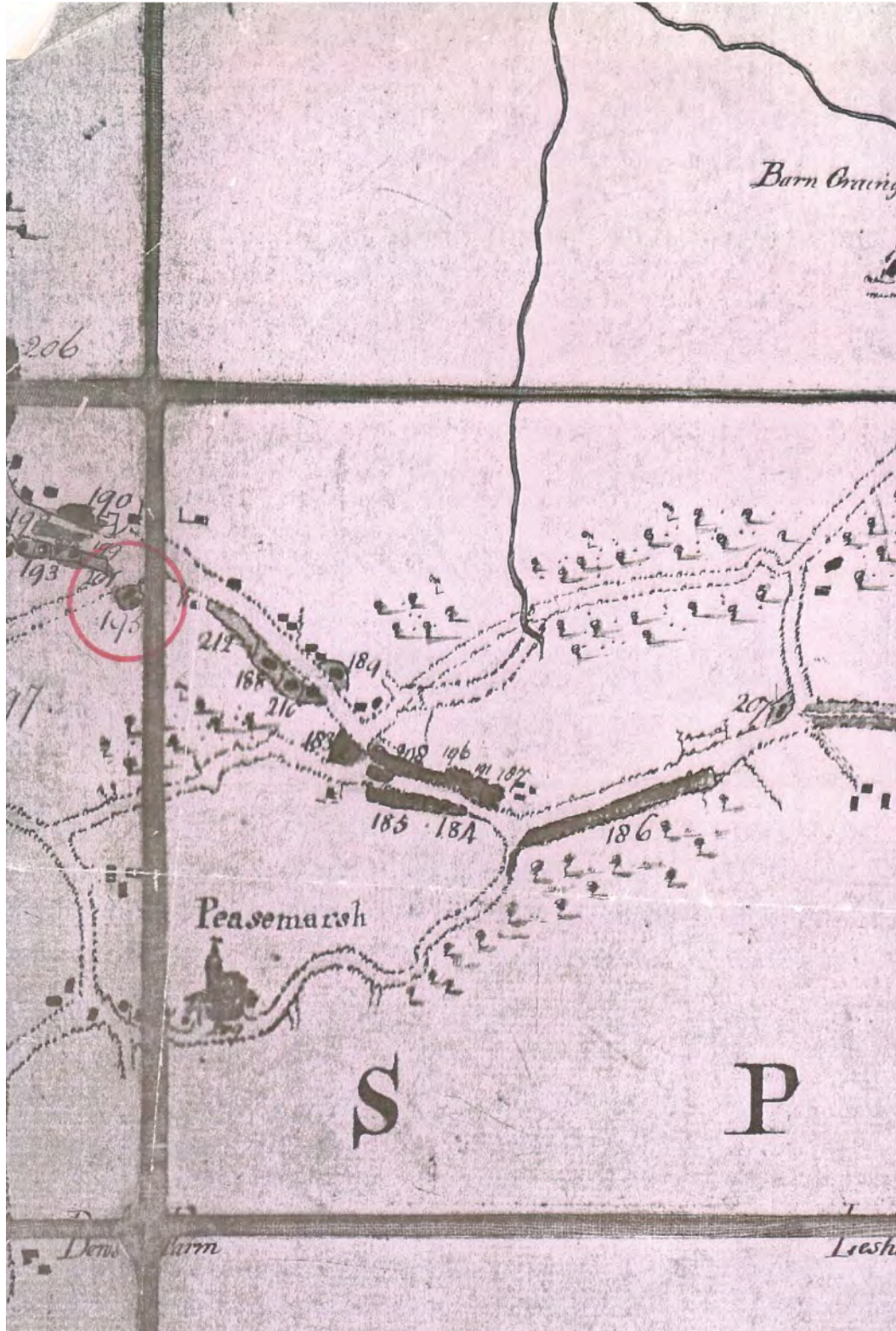
National Library of Scotland – *Ordnance Survey maps.*

The Genealogist website – *Peasmarsh Tithe Map and Schedule, 1840.*

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21 June 2024

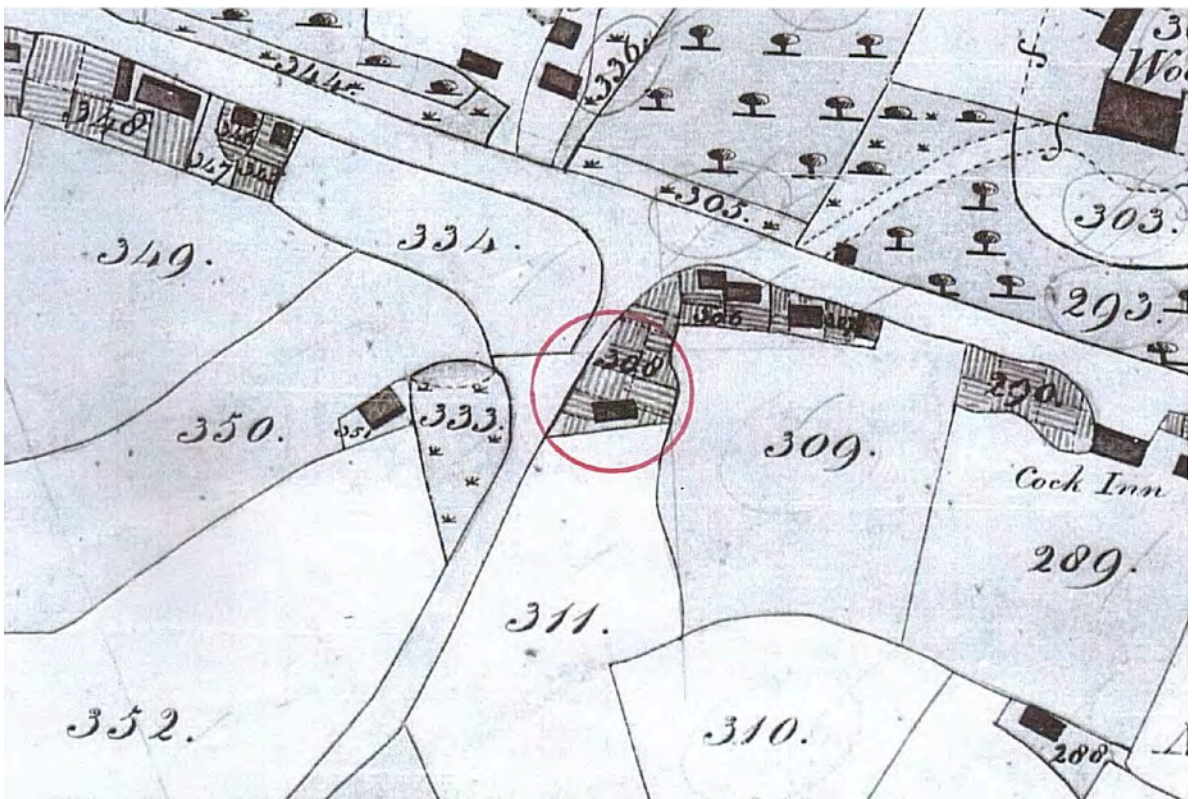
APPENDIX A
ARCHIVE MAPS



Map of roadside waste land 1788



Ordnance Survey surveyors' drawing 1797



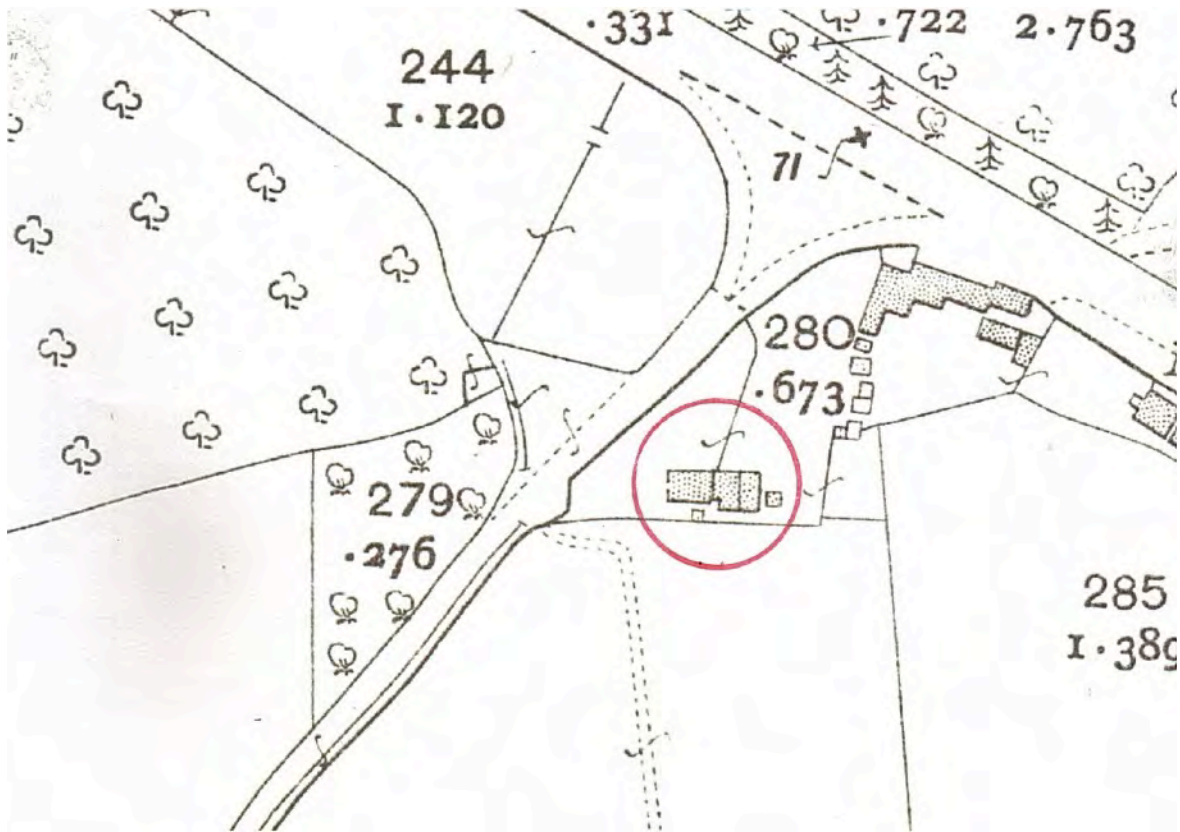
Peasmarsh tithe map 1840



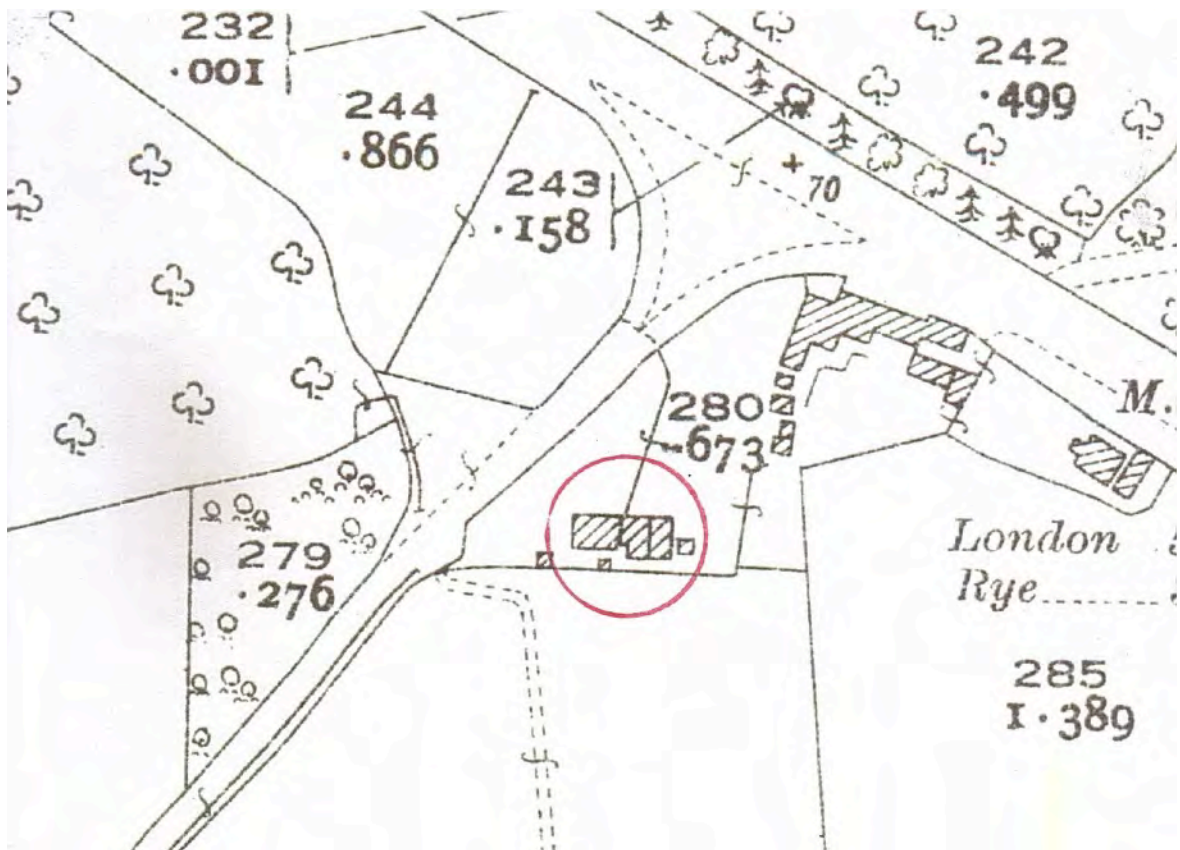
Ordnance Survey 1st edition 6inch scale 1872



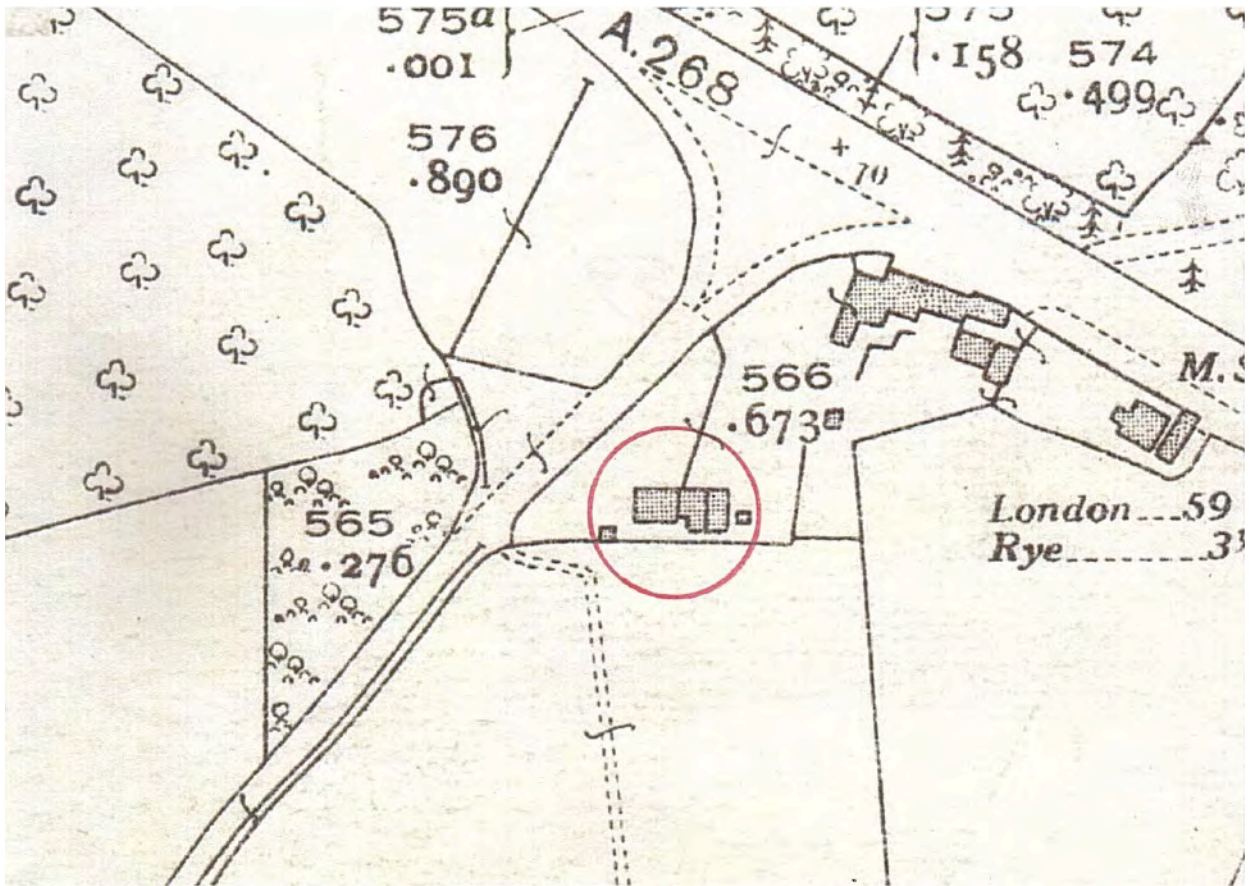
Ordnance Survey second edition 1:2500 scale 1897



Ordnance Survey revised edition 1:2500 scale 1908

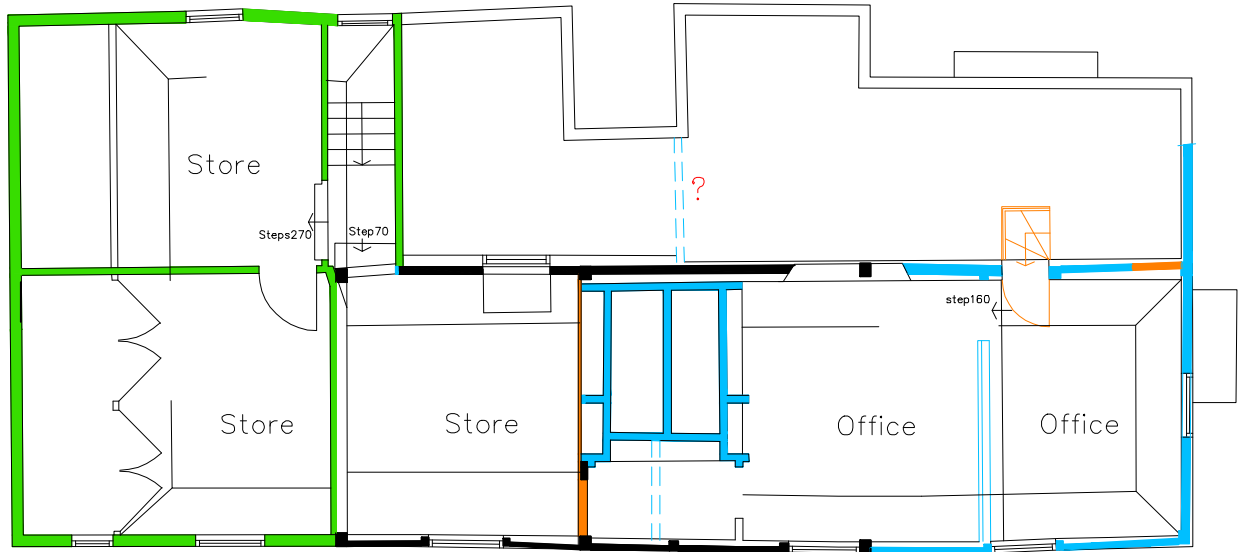


Ordnance Survey revised edition 1:25000 scale 1928

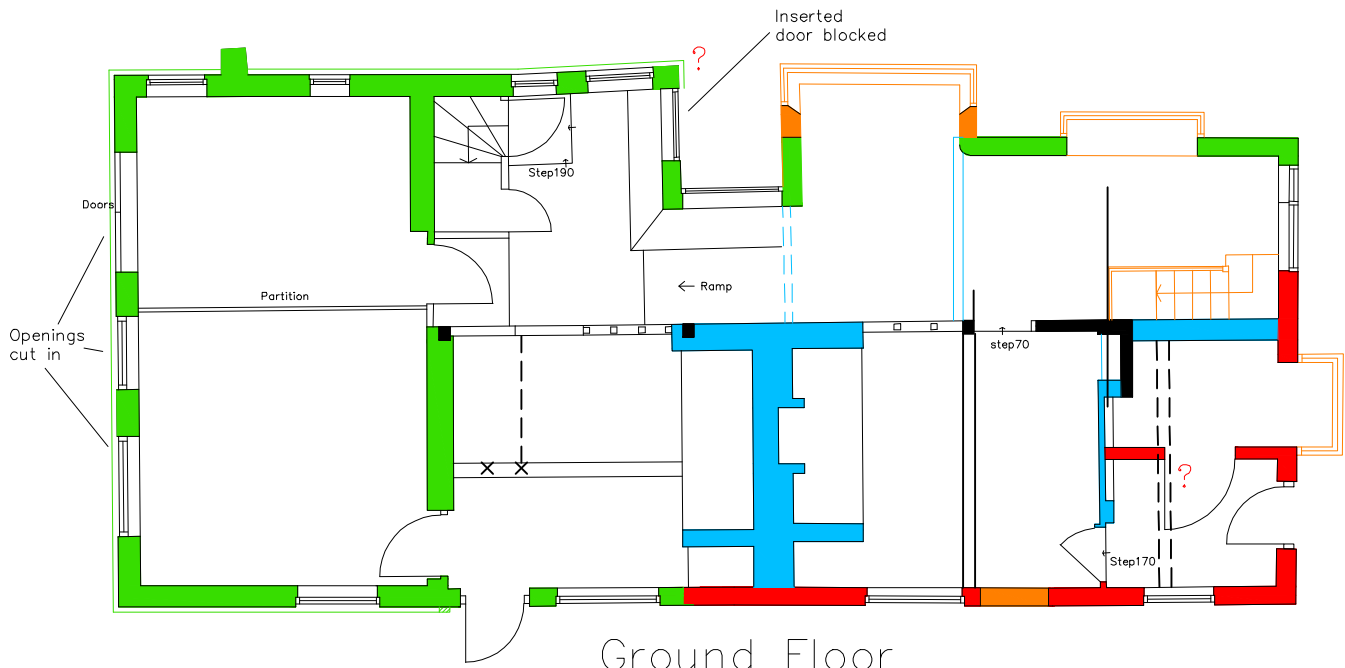


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APPENDIX B
PHASE DIAGRAMS








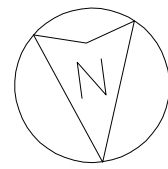
First Floor



Ground Floor

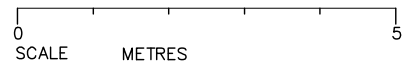
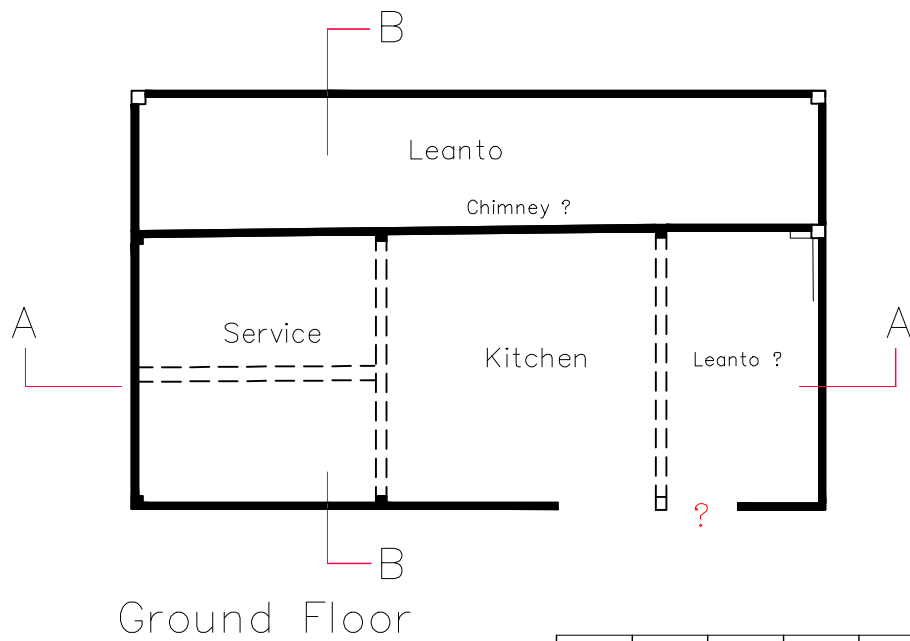
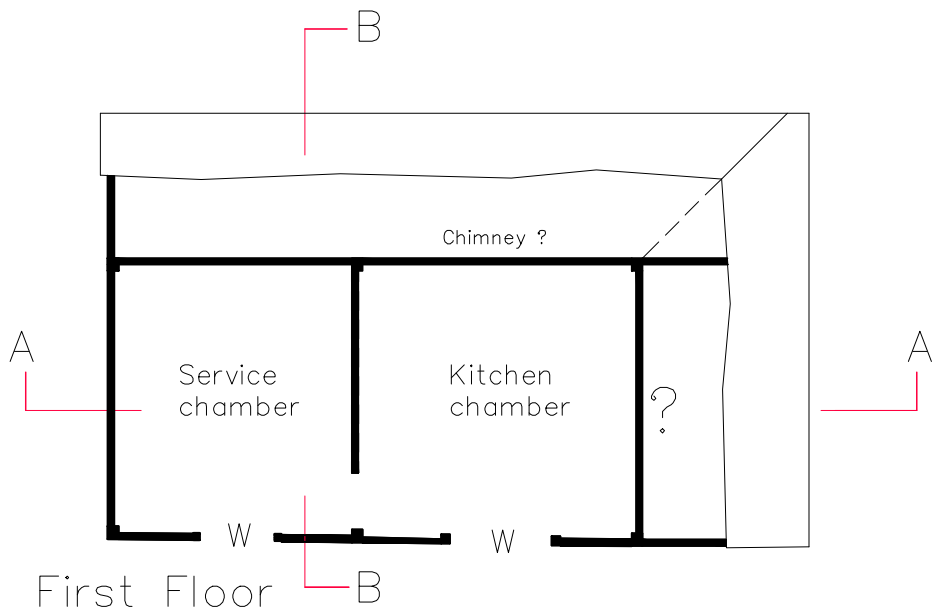
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|  | PHASE 2 WALLS |  | LATER ALTERATIONS |
|  | PHASE 3 WALLS | | |

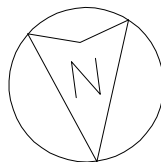


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PHASE DIAGRAM—GROUND & FIRST FLOOR
Scale 1:100 © A4 2241-01

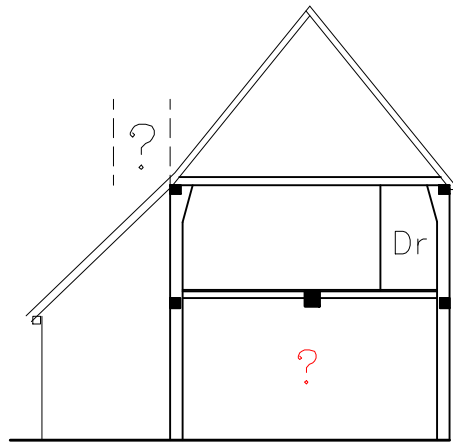


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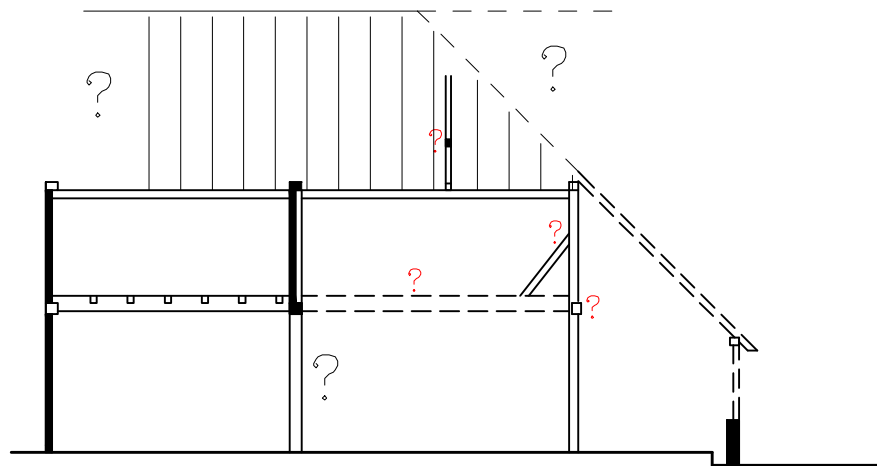


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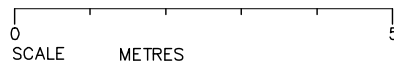
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PHASE 1
WALLS

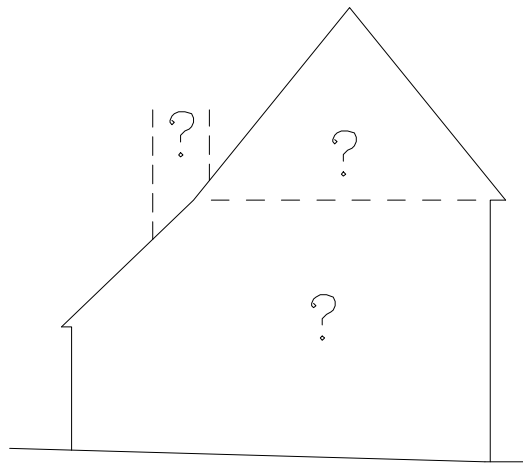


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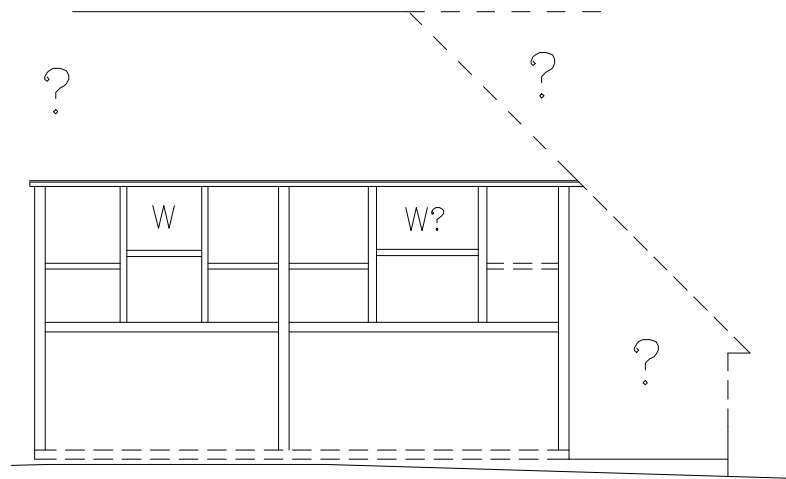


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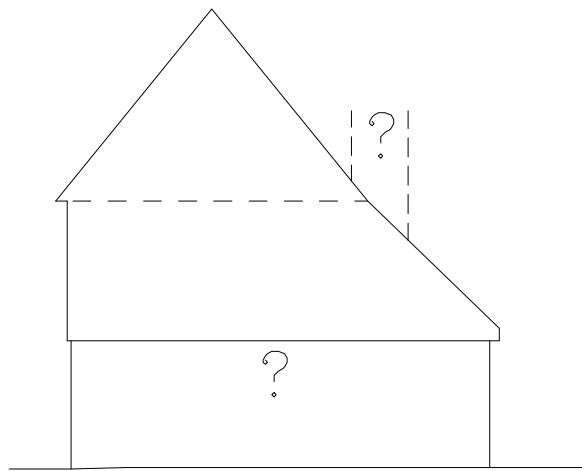


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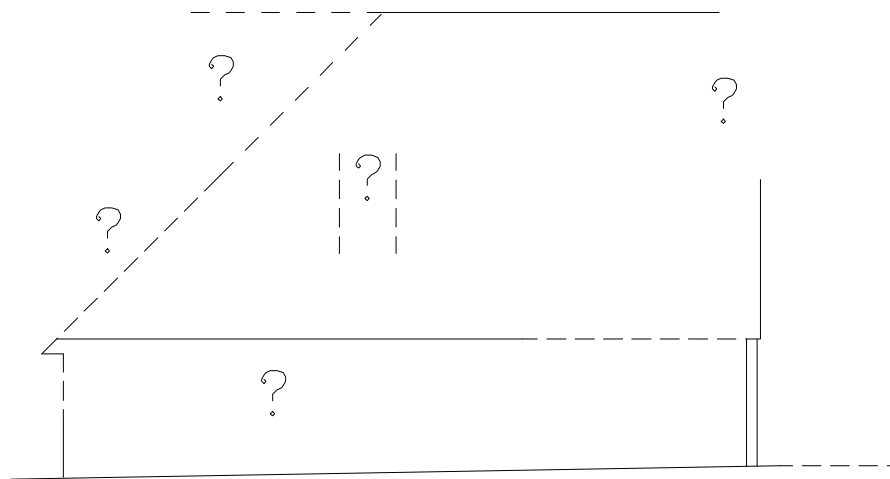


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SIDE (WEST)

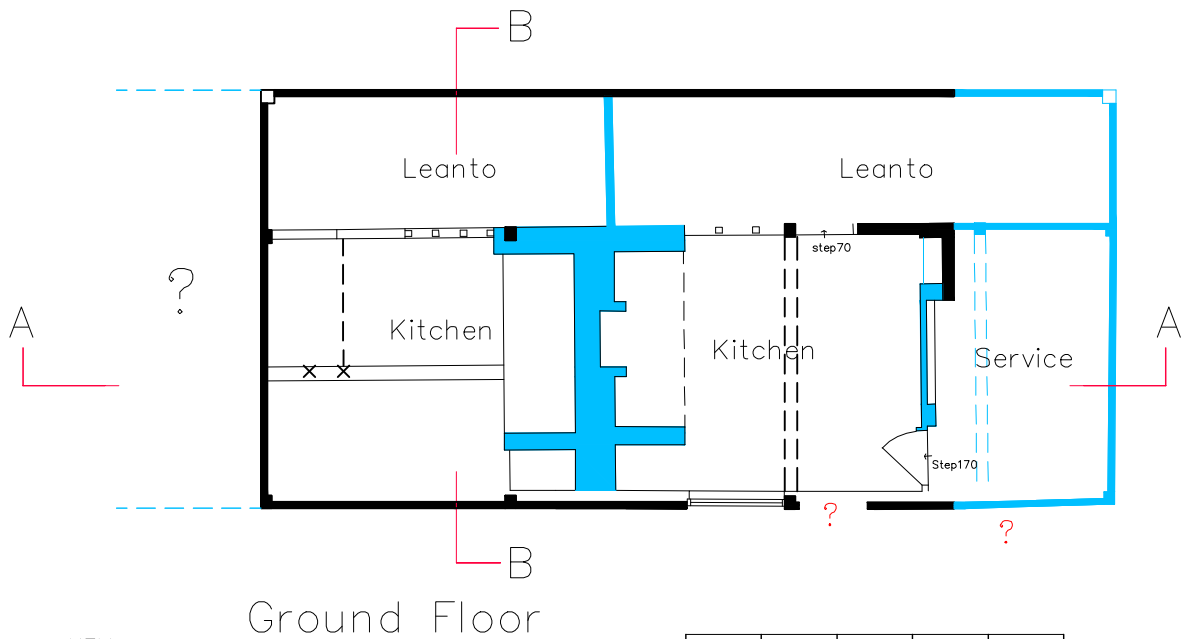
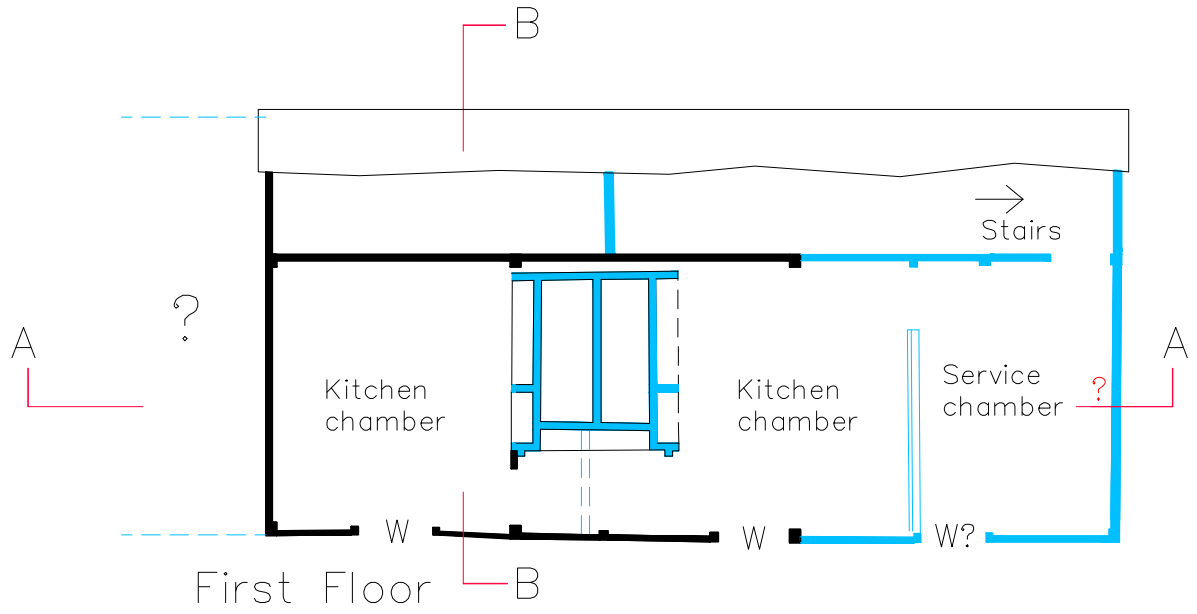


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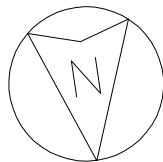


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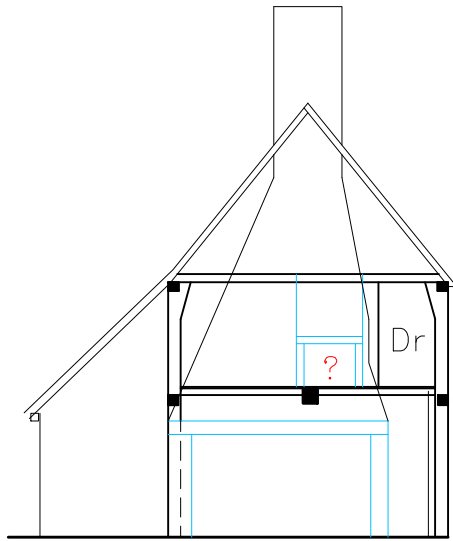


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SCALE METRES



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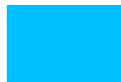


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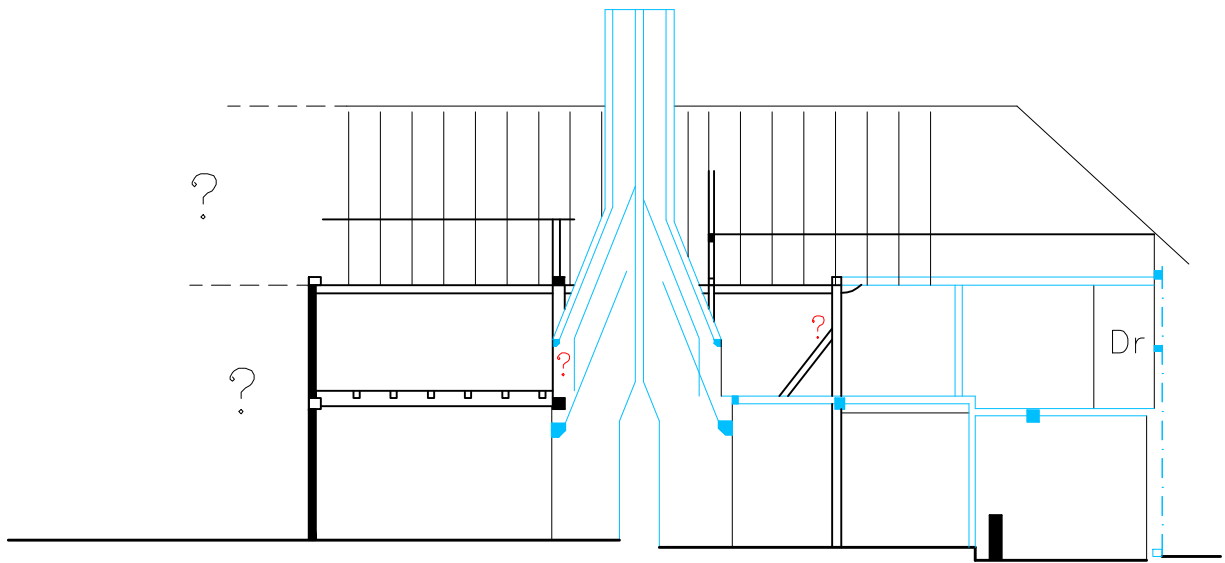
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PHASE 1
WALLS



PHASE 2
WALLS



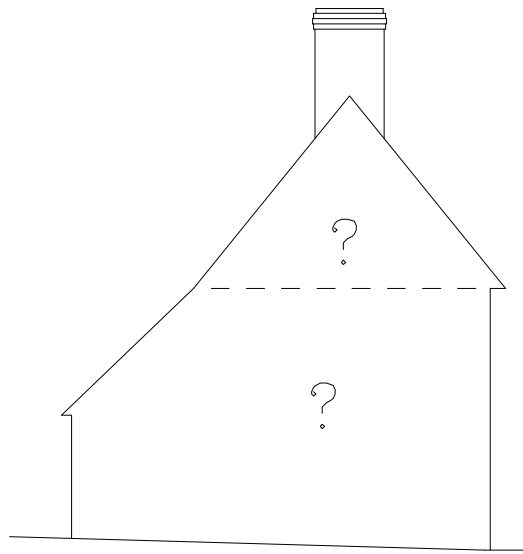
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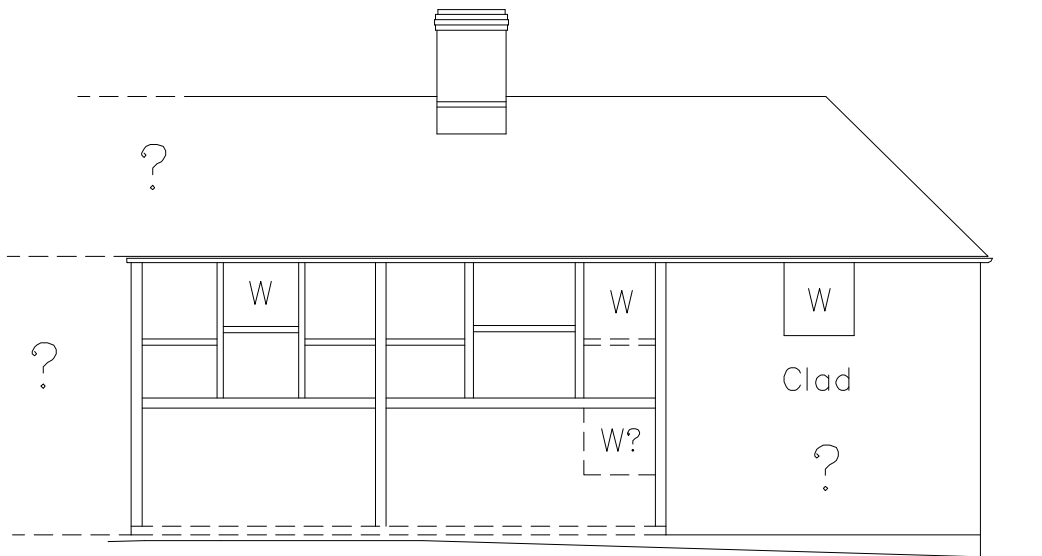


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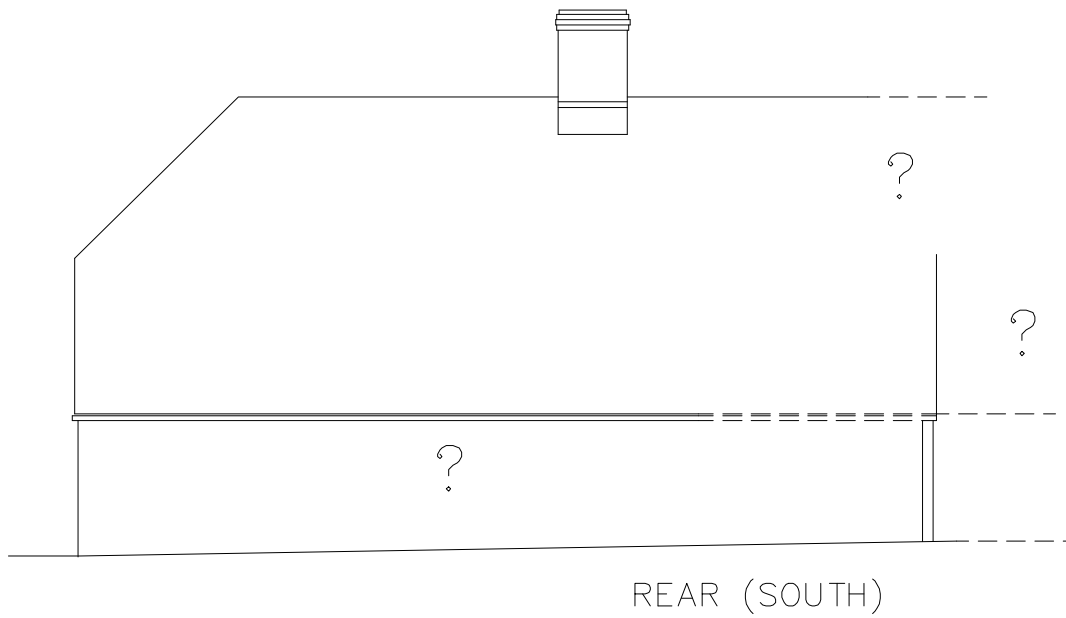
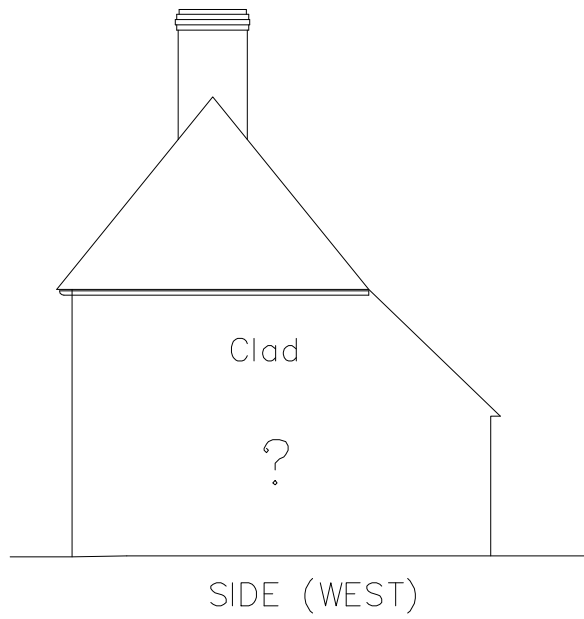


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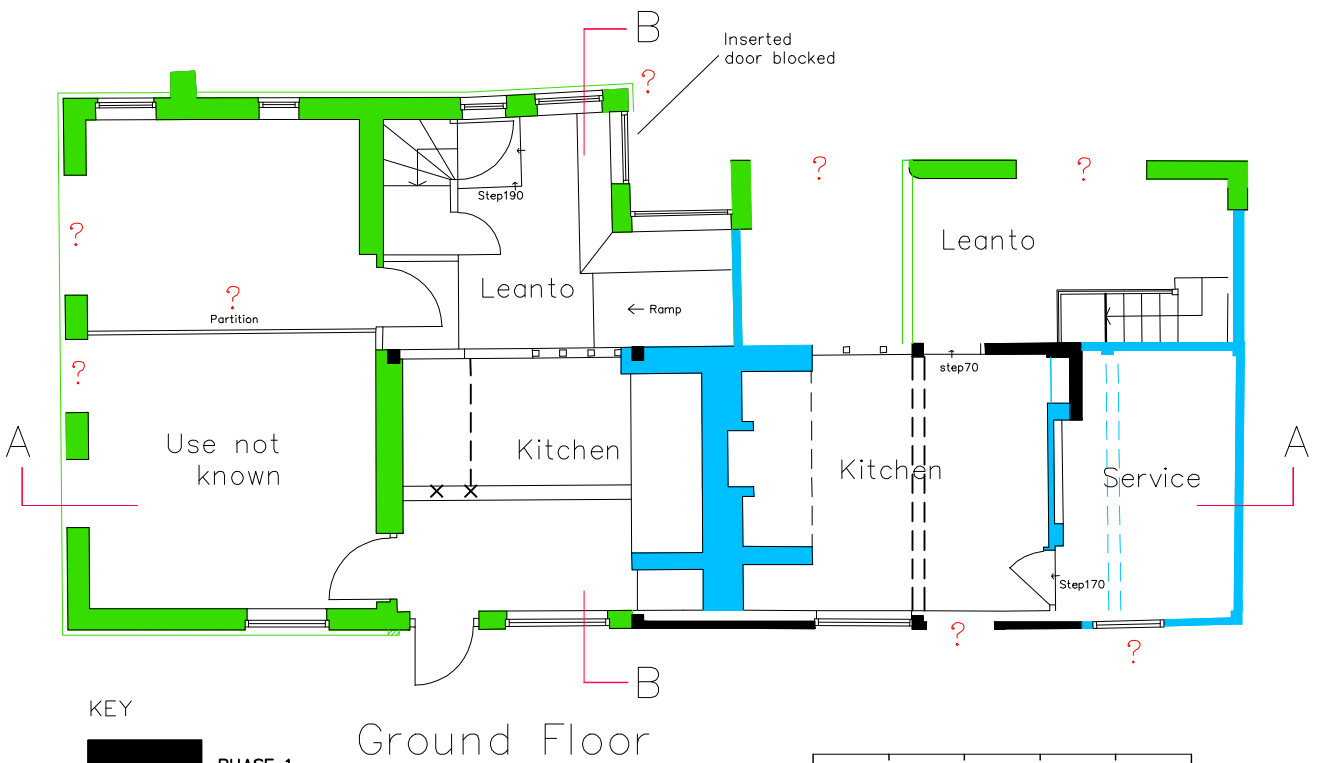
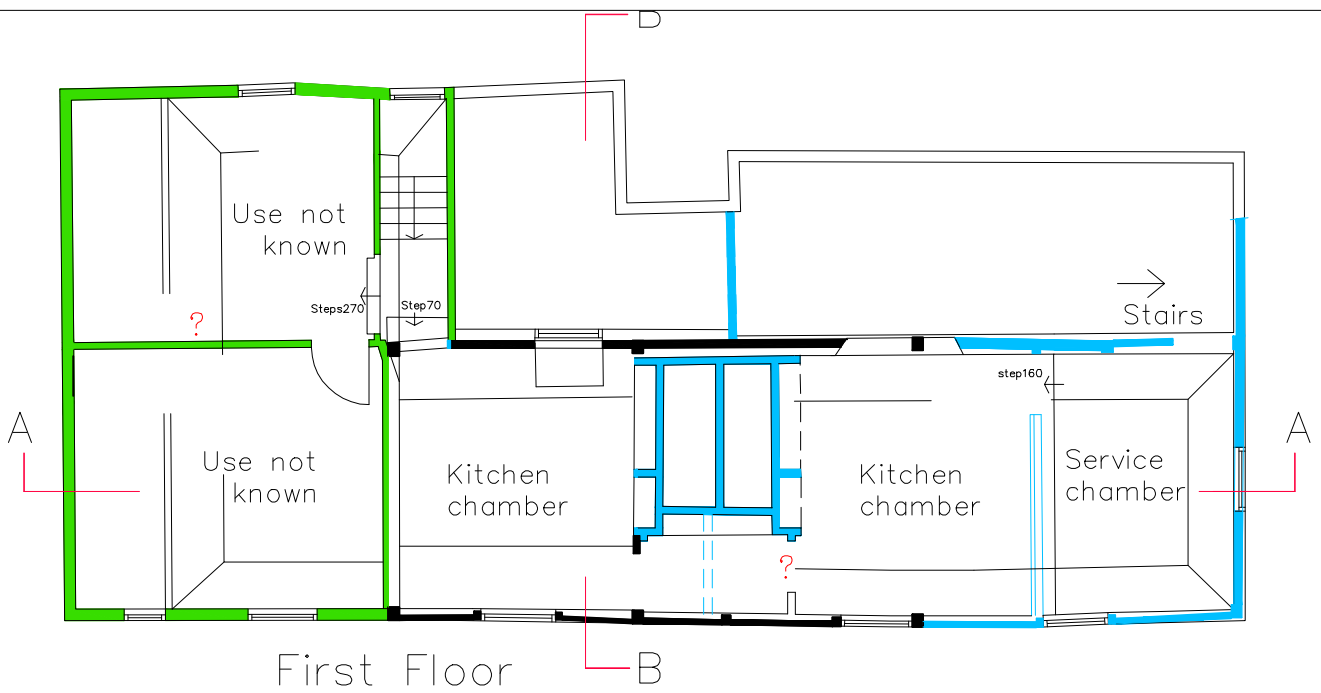
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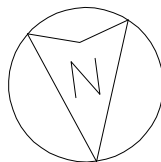
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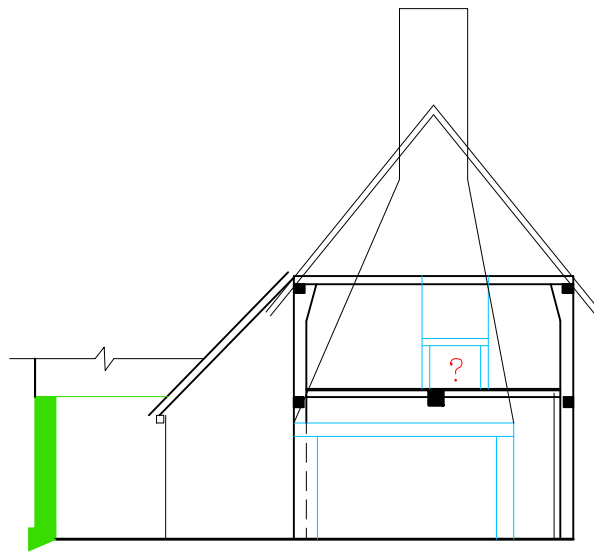
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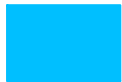


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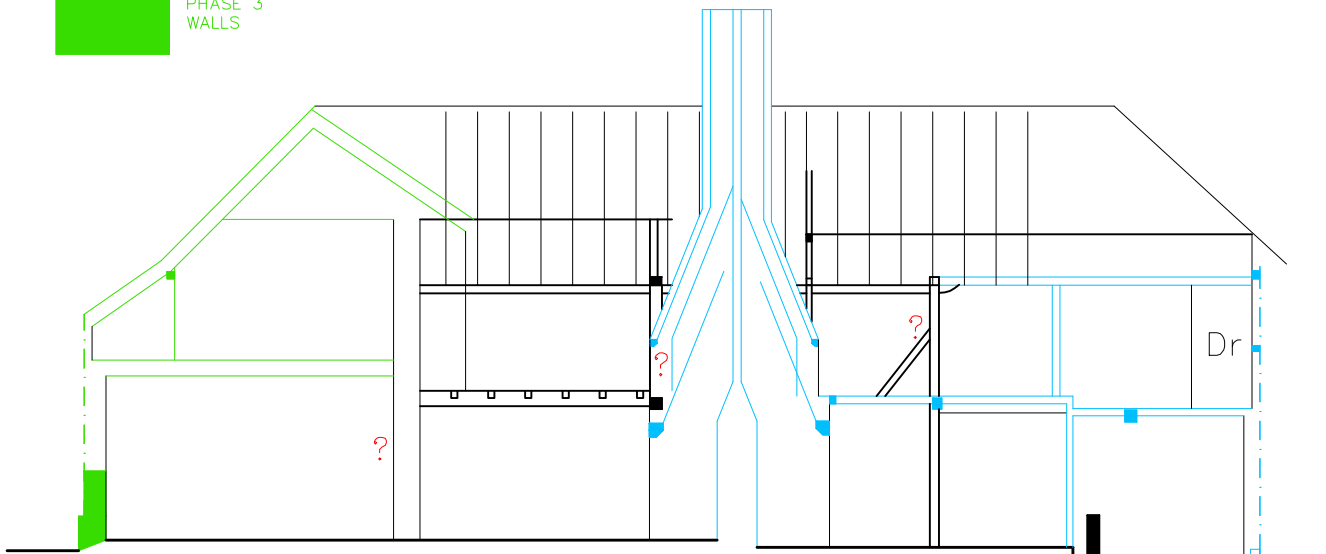
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PHASE 2
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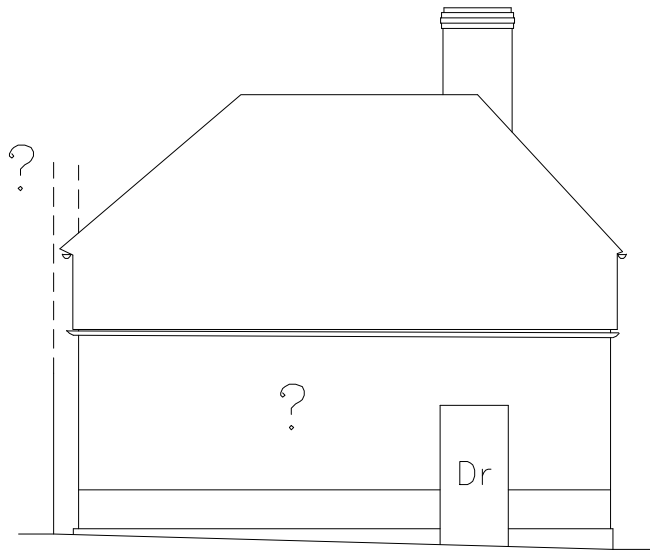
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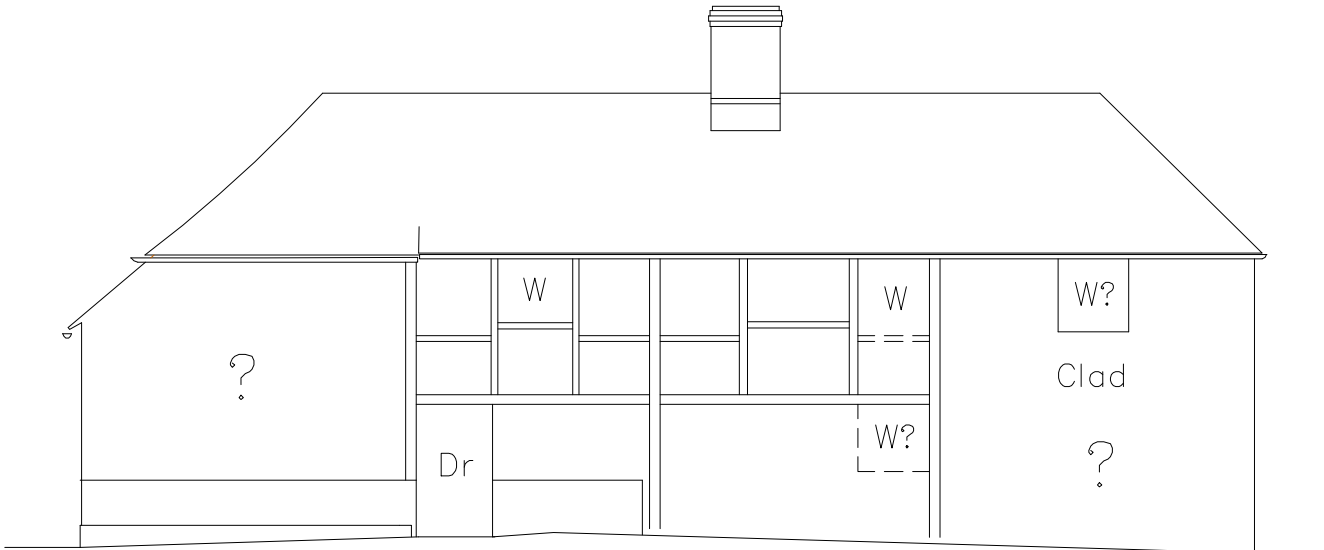


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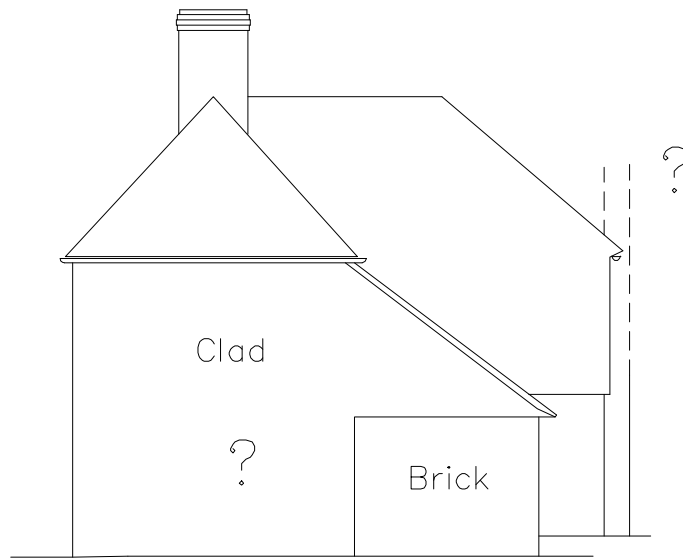


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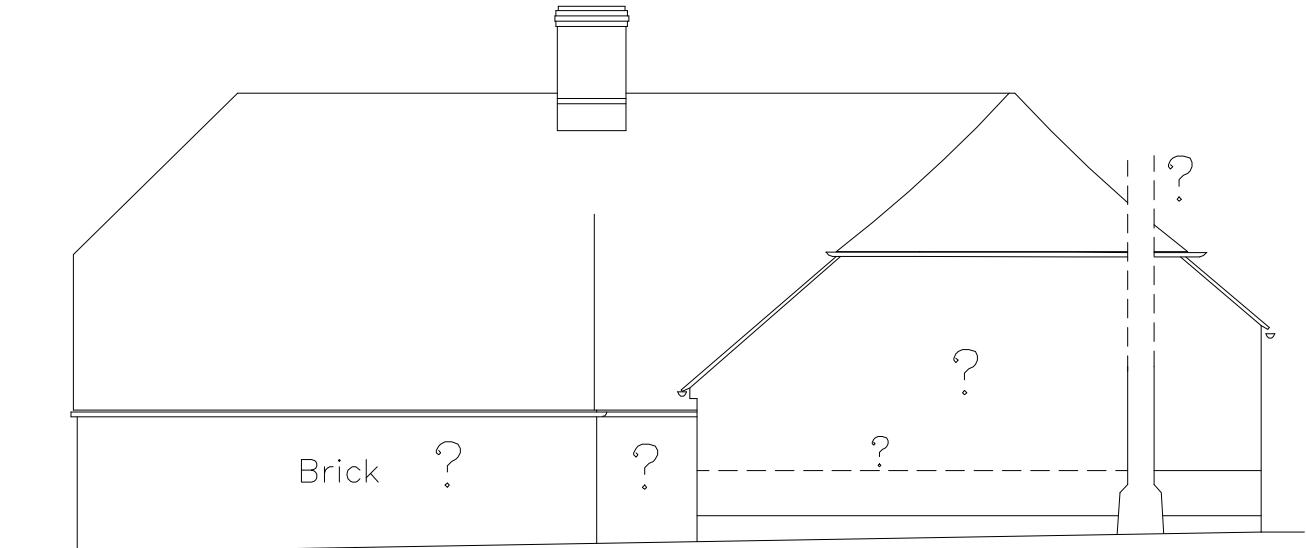


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SIDE (WEST)



REAR (SOUTH)



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 PHASE 3 SOUTH & WEST ELEVATIONS
 Scale 1:100 © A4 2241-13

APPENDIX C
PHOTOGRAPHS

EXTERIOR



1. Front (north), phase 3 extension left.



2. Side (east) showing phase 3 extension.



3. Rear (south).



4. Side (west) showing phase 2 west extension.

PHASE 1



5. Phase 1 services room (present kitchen) looking north showing first floor central girder construction.



6. Interior of rear leanto looking east showing rear wall of phase 1 main frame, west end post left and intruded phase 2 chimney centre.



7. Phase 1 west end rear post from inside phase 1 kitchen showing mortise for removed cross beam beneath phase 2 inserted lapped cross beam. Leanto beyond.

8. End of phase 1 west leanto plinth plate from the rear leanto looking north.





9. Inside front wall of phase 1 services first floor chamber showing slender small square panel framing with interrupted midrails with raised cill for window in original position.



10. Inside of front wall showing front west post of phase 1 main frame centre with phase 1 small square panel right and raised cill for former window beyond stud. Phase 2 stud and raking strut construction left.



11. Inside rear wall of main frame at first floor showing phase 1 rear west post of main frame centre left with main eaves plate over. Phase 2 eaves plate lapped over right.



12. Leanto roof space to rear of phase 1 main frame of first floor services chamber looking east showing exposed studs and raking strut. Plaster set on chamber face (ie not an external wall).



13. Phase 1 roof looking east showing paired rafter construction (lacking a ridge board), inserted chimney left, later inserted partition adjoining a lowered ceiling bottom right.

PHASE 2



14. Phase 2 east cottage kitchen (service room in phase 1 building) looking west showing inserted phase 2 inglenook fireplace, phase 1 girder ceiling top.



15. Rear leanto looking north east towards front showing phase 2 west cottage kitchen and inserted inglenook fireplace. Phase 2 replacement first floor construction over.



16. First floor cross beam and joists over phase 2 west bay.



17. Phase 2 west cottage first floor fireplace.



18. Phase 2 added west bay looking west in first floor chamber showing raking strut and stud construction and bowl shaped jowl to head of principal post left.

PHASE 3



19. Phase 3 stairs looking to rear, main part of phase 3 extension left, return leanto right.



20. Phase 3 rear first floor room looking to rear.

APPENDIX D
SURVEY STANDARD

ANNEX F: Historic Building Assessment Survey

1. Introduction

- 1.1 This Annex sets out the standards for standing historic building interpretative archaeological assessment survey, impact assessment and recording.
- 1.2 The archaeological work will lead to the production of a report to allow informed planning decisions to be made and is intended primarily for works to vernacular domestic and farm buildings, which make up the majority of listed and unlisted buildings of archaeological interest in Sussex. A different set of requirements may be needed for particularly significant buildings or complexes of buildings and if so these should be discussed with the appropriate Conservation Officer and/or Local Authority Archaeological Adviser.
- 1.3 The entire building of interest must be assessed even where only a part of that building may be the subject of a planning application. The reason for this is the necessity to understand the historic and archaeological significance of the entire building in order to make an informed decision about a particular part which may be directly impacted by change. The assessment survey process, however, is rapid and aimed at collecting interpreted, measured information about the structure in order that informed decisions can be made about the acceptability of the proposed changes and the need to mitigate any impacts either by design or by more detailed recording.
- 1.4 This assessment survey and subsequent report are not to be seen in the first instance as mitigation for future development works.
- 1.5 Copies of the report should be sent to the relevant Conservation Officer and Local Authority Archaeological Adviser.

2. Background

- 2.1 Planning background – the report should set out a summary of the planning history and quote the planning reference number where applicable.
- 2.2 Archaeological and historical background – the report should set out any archaeological and historical information that is available from the listing documentation, the HER and any local survey work.

3. Methodology

- 3.1 The subject of the interpretative archaeological survey is the building itself and these Standards focus on the work necessary to produce a clear and concise report on the archaeological and historic significance of the structure.
- 3.2 Plans and sections can be based on existing architect's plans as a base but all relevant measurements must be re-made as part of the survey. The aim of this type of survey is interpretative and informative to the planning process. Rather than detailed measured drawings on site the approach should be to create measured sketches on site that can be drawn up in the office to show the key building elements (see case study examples). Clarity is the key. Areas of doubt should be shown on the plans and sections with a <?>. It is essential that the SBA surveyor should work from their own plans, longitudinal section and cross sections. Any pre-existing architect's plans may be used as a guide but should

not be scaled from and the surveyor must take their own measurements. Ideally two recording visits should be made (see below), the second following conversion of measured sketches to scale drawings.

The buildings archaeologist should:

- Study the building (in its entirety) and familiarise themselves with the extent of the historic elements
- Identify any problems/ limitations to the assessment survey ie building out of square, major subsidence of part of frame, no access to roof, historic details (which may be inferred but cannot be confirmed) hidden beneath later cladding, suspended ceilings, decorative treatment etc and think of ways to mitigate/ overcome these limitations
- Work out a preliminary hypothesis regarding the phases of development and note any problem areas regarding interpretation (particularly relevant if these are in the area affected by the proposed works which are the subject of the planning application)

Survey method:

- "Assumed square" survey (based on simplified measured sketch plans and sections rather than measured drawing with baseline and datum (or total station) but, where severe subsidence or racking has occurred or where the plan of the building is asymmetric to fit an urban plot, such methods may be required
- As soon as practically possible convert measured sketches to scale drawings at 1:100 scale – suitable for most domestic and agricultural buildings to enable survey drawings to fit comfortably within A4 report format (the larger scale of 1:40 may be suited to smaller structures or details) bearing in mind the key purpose of the SBA to provide an interpretative analysis to inform the determination stage of the planning process
- Consider converting metric measurements of the overall plan dimensions to imperial to establish whether the building conforms to multiples or fractions of the old measurement of the rod (16 feet 6 inches)
- Map regression/ documentary/ HER check
- Photos of elevations and main internal features/ cross sections where possible – especially with details of any historic components/ elements of the fabric potentially affected by the planning application; a photo log should be included with the report
- Follow consistent conventions for showing areas of uncertainty
- After converting measured sketches to scale drawings and thereby gaining a better understanding of the form and proportions of the structure, the buildings archaeologist should arrange a return visit to site to check any details or resolve any questions of interpretation

3.3 In general, buildings should be illustrated 'as built' for interpretive purposes. For example with timber framed buildings the wall plates should be taken as horizontal for the purposes of illustrating the key components and phases. The photographic record will show any variations to the present form of the building and can be noted in the report text.

3.4 All proposed impacts/changes to the building will be considered and illustrated on relevant plans and sections and described in words. The aim will be to clearly show where changes would be proposed and which aspects of the structure would be affected. This process should be undertaken during the site visits in

order to consider impacts to significant aspects of the structure and to look for alternatives where necessary and possible. The results of the impact assessment will form part of the report (see below).

4. Reporting

4.1 The written and illustrated report is to be an essential and integrated component of the recording work and must be annotated with reference to the visual record in order to aid interpretation. It should include the following:

a. An introductory summary including locational details (with NGRs), a note of relevant adjacent features or landscape context, an overall description of the building/s and site layout, use, building materials and age. The site location must be expressed at an 8 figure National Grid Reference (e.g. TQ/SU/SZ) and where available also the post code. The location of the building must be described, including information on slope, topography and aspect. The orientation must be described, including for example whether the building is immediately adjacent to a road or set back and alignment with respect to north and south. Where applicable the building's relationship to any major landmark such as the parish church should be noted. The outline of the total existing building as well as the significant historical components must be clearly set out in plans and sections in order to facilitate informed planning decisions.

b. A description of the building/s detailing phases of development and use as determined from structural evidence and describing any fixtures. Evidence of demolished associated structures or features should also be included.

c. An analysis of the phases of development and use utilising evidence from the survey. Inclusion of plans, cross sections and photographs.

d. An assessment of proposed impacts using the information set out above. This will be a set of written descriptions illustrated with plans, sections and photographs.

e. Miscellaneous details including the whereabouts of historical records relating to the building/s (if ascertained) or details of features and construction should be appended.

f. HER summary form

4.2 The report must include as a minimum the following illustrations:

- A plan showing the location and outline of the total existing building and clearly showing the significant historical components being assessed
- Reconstruction at historical phases of ground and first floor level and other levels as appropriate to the structure. Plans should use colour for different phases
- Longitudinal section
- Principal trusses
- Elevations for which good details survive
- Accompanying photographs as appropriate

- 4.3 Include digital photograph of the building on the cover to aid immediate recognition.
- 4.4 The Site Archive, to include all project records and material produced by the project, is to be prepared in accordance with *Guidelines for the preparation of excavation archives for long-term storage* (UKIC 1990). On completion of the project, the Applicant will arrange for the archive to be deposited in a suitable museum or similar repository to be agreed with the Local Planning Authority.

5 General

- 5.1 The archaeological contractor is to allow the site records to be inspected and examined at any reasonable time, during or after the excavation, by the Conservation Officer and Local Authority Archaeological Adviser.
- 5.2 In undertaking the work the archaeological contractor is to abide by:
- a. all statutory provisions and by-laws relating to the work in question, especially the Health and Safety at Work *etc* Act 1974;
 - b. the Chartered Institute for Archaeologists *Code of Conduct*;
 - c. the Chartered Institute for Archaeologists *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*
 - d. English Heritage: Understanding Historic Buildings – a guide to good recording practice (2016)
 - e. IHBC guidelines/ requirements
- 5.3 The archaeological contractor is to provide the Conservation Officer and Local Authority Archaeological Adviser with a representative selection of digital photographs illustrating relevant aspects of the historic buildings and grounds. These will be deposited with the County HER and will be used for presentations on aspects of the archaeology of Sussex.

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**HERITAGE IMPACT
ASSESSMENT**

OF

**POND COTTAGE
MAIN STREET
PEASMARSH
RYE
TN31 6YD**



**Made under the instructions
of
The Oak Tree Homes Trust**

**In Relation to Proposed Detached 10 No.
Retirement Flats**

June 2024



- Structural Surveys ● Valuations ● Building Conservation ● Design
- Planning Alterations ● Land Surveys ● Archaeological Analysis
- Historical Research

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- 1.0 Brief and Description of Service
- 2.0 Heritage Planning Policy
- 3.0 Summary
- 4.0 Effect of Your Proposed Development on the Listed Building
- 5.0 Effect on the Setting
- 6.0 Principles and Justification
- 7.0 Mitigation – Maximising Enhancement and Minimising Harm
- 8.0 Area of Outstanding Natural Beauty
- 9.0 References

Appendices

- A. Settings Site Plan
- B. Photographs

1.0 Brief and Description of Service

This assessment is intended to accompany an application to the Local Planning Authority for further pre-application advice in relation to a proposal to construct a detached block of ten retirement flats within the setting of Pond Cottage and to carry out repairs and minor alterations to the listed building to form a communal area and offices.

It should be read in conjunction with my Historic Buildings Assessment prepared in relation to the development and significance of the building and its setting.

My Historic buildings assessment and an earlier version of this Impact Assessment formed part of a previous application to the Planning Authority for pre-application advice resulting in an advice letter dated 2 November 2023.

In relation to heritage, the officer's view was that the previous scheme *“would encroach heavily on the site surroundings and the new building, by reason of its substantial height and bulk, would completely dominate and overwhelm the Grade II listed cottage, significantly impinging on views of the heritage asset and its setting”*

It was also considered that the proposal “*would fail to make a positive contribution to or better reveal the significance of the heritage asset but rather, would have a considerable impact on its legibility, value within the setting and appreciation as a historic asset.*”

These issues have been addressed in the revised scheme submitted for further pre-application advise and in this assessment.

My assessment has had regard to Historic England guidance “*The Setting of Heritage Assets*”2017.

The effect of the proposal on the setting has been considered from within the Jempson’s Superstore site and from publicly accessible points at adjoining roads, including the A268 and Tanhouse Lane to the south.

The settings of nearby listed buildings including three houses in Tanhouse Lane to the south west, Kings Head Cottages and White House on the main road to the north west, Sharvels on the opposite side of the main road to the north and The Cock Inn to the south east have been considered but, due to the

location of the application site in a hollow and screening around the neighbouring heritage assets, these are not considered significantly affected.

My assessment does not consider below ground archaeology but preliminary advice has been received from the County Archaeologist that as the scale of the proposal will qualify as a 'Major' application, a full Historic Environment Record (HER) consultation will be needed together with a desk-based heritage impact assessment by a professional archaeological contractor.

Directional arrows showing the position of the numbered photographs are shown on my setting site plan at Appendix A.

Numbers in brackets in the text below refer to numbered, annotated photographs at Appendix B.

2.0 Heritage Planning Policy

Heritage Planning Policy is contained in the National Planning Policy Framework (NPPF), revised in December 2023. This states at paragraph 195 that heritage assets are an irreplaceable resource and that there is a need to conserve them in a manner appropriate to their significance.

Paragraph 200 states that Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It adds that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 203 advises that in determining Planning applications Local Planning Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 explains that great weight should be given to the asset's conservation when considering the impact of a proposed development on the significance of a designated heritage asset.

It advises that the more important the asset, the greater the weight should be, and that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Paragraphs 200, 201 and 202 provide guidance to decision makers on the determination of proposals that will lead to total loss, substantial or less than substantial harm to significance of a designated heritage asset. They explain that decisions on such cases must be balanced against public benefits arising from the development – including securing its optimum viable use – with greater harm in each requiring greater public benefits to outweigh such harm.

Paragraph 212 of the document advises Local Planning Authorities to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance, or better reveal, their significance.

Annexe 2 of the document defines a “*designated heritage asset*” as including a Listed building, registered park or garden and a Conservation Area designated under the relevant legislation. It defines a “*heritage asset*” as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. This includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).

3.0 Summary

My separate Historic Buildings Assessment of Pond Cottage has shown that the building has significance as a former ‘wayside cottage’ constructed on highway land, documented in the Peasmarsh tithe map of 1840. The building has historic and archaeological significance in terms of its building development in a number of phases in the 18th and 19th centuries and has aesthetic significance being of traditional vernacular materials and forms.

The immediate setting retains some of the significance of the original wayside plot formed by leased encroachment upon the highway, but significance has been reduced by the development

of the substantial supermarket on the adjoining site and the associated relocation of the course of the northern end of Tanhouse Lane including its junction with Main Street.

It is proposed to remove a number of trees within the setting of the cottage and construct a detached building containing ten retirement flats reduced in scale from the previous proposal from three storeys to two re-sited away from the listed cottage which is to be converted to residents' communal and function use.

Minimal changes are proposed to the Listed building itself.

The proposal will involve the removal of the remaining western boundary of the wayside plot but the development will now extend only minimally into the highway extension area. This, coupled with the substantially reduced scale of the proposed new building, is considered to constitute less than substantial harm to the significance of the setting of the Listed building, justifiable by the considerable public benefit offered by the development of the site for retirement housing and the heritage benefits of the new use of the listed cottage and associated repairs.

4.0 Effect of your Proposed Development on the Listed Building

Interventions are proposed as follows:

Ground Floor

1. Formation of Kitchen / Meeting Space

The current eastern two rooms of the layout is currently subdivided by a modern partition. This end of the building is the latest 19th century phase of its development and nothing of historical note remains at the ground floor level.

A former wide entrance doorway at the east wall formed part of a café conversion but has been blocked internally and the glass covered externally. It is proposed to be reopened (3). No historic fabric will be lost in the proposal, which is considered neutral in terms of historic building significance.

A doorway adjoining from proposed kitchen to the room inside the front door is proposed to be blocked (4) to assist in the function of the kitchen and circulation.

2. New Woodburning Stove

The western seating area is proposed to be fitted with a woodburning stove in the Phase 2 fireplace of the former western cottage. No loss of historic fabric is involved and, subject to detailing of the flue lining and terminal, the proposal is considered neutral in terms of historic significance.

3. Raise Western Entrance Area Floor

The western end of the building appears to have developed as a lean-to at the original phase and has a lower floor. It is proposed to raise the floor by 170mm (5) to enable disabled access throughout the building. To the minor extent that the subordinate nature of the western end in the original design will be obscured, the proposal is considered to represent less than substantial harm at the bottom end of the scale. Justification will be considered below.

4. Dampness Repair

The cottage is suffering dampness and fungal growth at low level in the brickwork walls. This has been the subject of an inspection by Gulliver Timber Treatments Ltd and a report dated 5 September 2023. The report is included separately in the pre-application submission.

The report identifies the fungus as Peziza (Plaster Fungus) which occurs in areas of significant dampness. The report recommends plaster removal, a chemical damp proof course and lining with a waterproof render or profiled plastic membrane. It also recommends overhaul of rainwater goods and possibly lowering paving levels and forming a French drain detail.

My own inspection of dampness and ground levels on 5 June 2024 showed external paving to be above internal floors at the rear of the proposed kitchen/meeting space, stairs area and the front of the building with dampness present in these areas and also at partition plinth walls and associated historic timber base plates.

Due to the presence of historic timber base plates my own view is that waterproof render or a membrane would enclose these leading to loss of breathability and further deterioration.

I found high level dampness at the ceiling beneath the south west eaves considered due to poor rainwater gutter design.

I recommend for discussion a scheme of lowering paving levels to a minimum of 150mm below the floors, French drain beach filled trenches adjoining the building and overhaul of rainwater goods all as recommended by Gulliver Timber Treatments Ltd, coupled with removal of modern non breathable plasters and paints to allow again the evaporation of moisture from the building.

First Floor

4. Partition Removal

It is proposed to remove modern partitions in the eastern end of the building to enlarge storage areas (6). This end of the building is the latest in its historical development dating from the 19th century. No loss of historic fabric is represented. It is considered neutral in terms of its effect on significance.

Exterior

Changes to the exterior are confined to the reopening of the doorway (3) inserted in the 1990s conversion to a café. This doorway, having been previously approved, is considered neutral in terms of significance.

5.0 Effect on the Setting

Immediate Setting

1. Enlargement of Former Historic Wayside Plot

As discussed in the Historic Building Assessment to be read in conjunction with this Assessment, the historic wayside plot likely to have been formed by leased encroachment on the highway at the junction with the main road and Tanhouse Lane in the 18th century, has survived at the eastern boundary and is defined by a hedgerow at part of the western boundary.

The significance of the plot within the setting has, however, been reduced by the formation of the access drive (9) into the Jempson's Supermarket site at the south to which the plot is open and the high brickwork retaining wall and ramp adjoining the supermarket carpark.

Based on these alterations already carried out and the minimal intrusion of the new building into the former highway area (which retains that area as part of the verdant setting of the cottage, the effect of the enlargement into the highway area is considered less than substantial harm to the setting at a low level . Mitigation measures are considered below.

2. Construction of the Flats

While the Listed building is proposed to be retained almost unchanged in the proposal and put to productive use as communal area for residents and as offices, the appreciation of the listed building in its plot and tree screened setting will be altered by the construction of the new building a short distance away but much less so than in the previous scheme due to the reduction in height and relocation partly within the supermarket carpark (7,8,10).

As the building itself is retained and is now more visible, the new building being set further back and allowing more perception of the building from Tanhouse Lane and the main road, the effect on significance of the setting is considered less than substantial harm, particularly as it only the least significant 19th century extension at the east end which will be obscured from a head-on view from the main road. Justification will be considered below.

A holm oak tree currently screens the west end of Pond Cottage from view from adjacent roads. This is proposed to be removed to accommodate the required parking. This will allow the legibility of the cottage to be further revealed.

Wider Setting

The proposed extension has been considered from more distant viewpoints from public highway areas, including from the A268 to the west. From here, perception of the west elevation of Pond Cottage will be enhanced by removal of the holm oak tree to form car parking.

Tanhouse, Tanhouse Oast and Oak Cottage

There are three adjacent properties some distance to the south-west in Tanhouse Lane, Tanhouse and Tanhouse Oast to the south and Oak Cottage to the north. They are set at a higher level than the development site at Pond Cottage.

There is some intervisibility from the lane alongside the frontages but Pond Cottage is currently hardly visible (11, 12) screened by the existing holm oak tree to the west and due to the distance the effect of the proposed new building on the setting of these historic assets is considered minimal.

1 and 2 Kings Head Cottages

This listed semi-detached pair (13) facing the main road is blocked from the development site visually by other unlisted

properties. Due to this factor and the distance from the proposal, the effect on significance of the setting of this asset is considered minimal.

White House

This detached cottage lies further to the west on the opposite side of the main road. The house faces the main road southwards and from its entrance drive (14) is obscured from the development site by hedgerow on the south west side of the road. The effect on setting significance is considered minimal.

Sharvells and The Cock Inn

Sharvells (15) is a listed building on the opposite site of the main road opposite the entrance to Tanhouse Lane. It is set at a lower level than the road and is wholly obscured by cupressus screen planting. Its setting is considered unaffected.

The Cock Inn (16) is located a considerable distance to the east and at a higher level and is screened from the development site by trees and the lie of the land. It is intervisible from the Superstore car park next to Pond Cottage only to the extent of a chimney pot visible from the Supermarket car park. It is not considered affected by the proposal.

6.0 Principles and Justification

Pond Cottage

Here, the principle has been to retain the heritage asset with as little change as possible. The ground floor space having been converted to unsuccessful café use in the 1990s and in recent years under-used now lends itself to a series of open plan seating areas for socialising among residents, partially screened by studwork exposed in the café conversion. The eastern portion provides a substantial space for kitchen and meeting area and it is anticipated that the building will accommodate therapy space for residents and local events and meetings. The alterations proposed include minor adaptation of openings.

Apart from the alteration to the building itself, the siting of the flats building has been set detached and further back from the cottage to the east partly within the supermarket carpark to allow the cottage to be legible and visible from the approach road to the supermarket and largely so from the main road.

The changes proposed are all considered justified by their minimal nature and by the public benefits of the provision of retirement housing.

In addition there is a clear heritage benefit in the wider use of the listed cottage for residents' social life, therapy and local events and meetings all of which will contribute to the better revealing of the significance of the heritage asset and its appreciation.

The scheme will provide the opportunity to repair the building including measures to improve drainage and breathability in the interest of its long term preservation.

The Setting

The revised retirement flats new building being detached and lower is of much reduced impact within the existing setting of Pond Cottage. Care has been taken in the design to retain as much of the visibility of the cottage as possible and to design the new building with traditional materials and pitched roof forms in mind to maximise compatibility with both the heritage asset and the existing supermarket to the south-east.

Re-siting into the car park has preserved the former highways area as part of the verdant setting of the cottage

To the extent that it is harmful to the setting of the heritage asset, this is considered at less than substantial harm and is considered justified by the considerable public benefit of the provision of retirement housing, and the associated improved long term preservation of the cottage and its wider appreciation as a heritage asset.

Other Heritage Assets

A number of other Listed buildings in the surrounding area have been considered and viewed from public areas adjoining. Due to their distance and the location of the development site in a hollow and screened by trees and other buildings, none are considered to be adversely affected in terms of their setting.

7.0 Mitigation – Maximising Enhancement and Minimising Harm

The loss of a number of trees and the former wayside plot hedgerow have been noted. It is suggested that the loss of these could be mitigated by the hedgerow proposed around the site adjoining the supermarket entrance road and also that the loss

of evergreen screening in the form of the holm oak should be mitigated by additional new holm oak or similar planting as part of a landscaping scheme.

It is anticipated that excavation for lowering paving and removal of modern linings may reveal archaeological evidence worthy of provision for recording by condition within the permission.

8.0 Area of Outstanding Natural Beauty

The effect of the proposal has been considered in relation to the design guide for the High Weald Area of Outstanding Natural Beauty which includes all of the surrounding area.

The proposed new building follows the terrain without extreme engineering solutions and avoids prominence in long views. The design is a response to the existing building context, both Pond Cottage and the large pitched roof supermarket on the same site.

The proposed hedgerow planting and tree screening will enhance the setting of the site within the Area of Outstanding Natural Beauty and it is anticipated that native hedgerow species will be considered appropriate.

9.0 References

Historic England

“The Setting of Heritage Assets” 2017

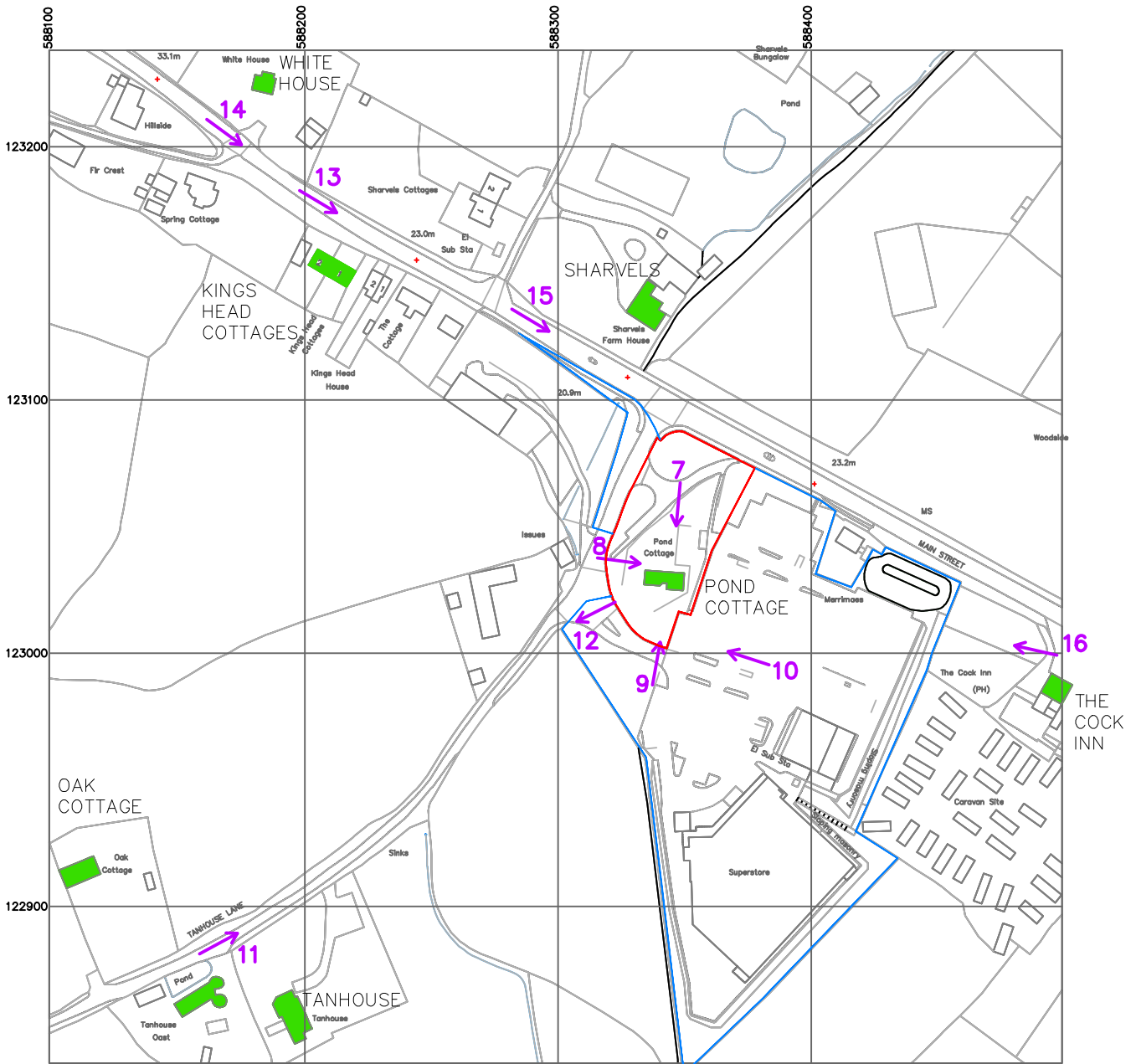
High Weald Area of Outstanding Natural Beauty

“High Weald Housing Design Guide” 2019

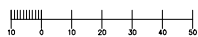
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21 June 2024

APPENDIX A
SETTINGS SITE PLAN



THE WHOLE AREA IS IN THE HIGH WEALD
AREA OF OUTSTANDING BEAUTY



LISTED BUILDINGS



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POND COTTAGE,
Main Street, Peasmarsh
Historic building assessment for
Oak Tree Homes Trust
SETTINGS PLAN
Scale 1:2500 © A4

2241-14

APPENDIX B
PHOTOGRAPHS

POND COTTAGE - ALTERATIONS



1. Pond Cottage from north from the site of the proposed extension bounded approximately by the low brick retaining wall.



2. Detail of area at front elevation no longer proposed to be enclosed by a link structure to the proposed new building.



3. Former cafe entrance doors at east end proposed to be reinstated as French doors.



4. Internal door proposed to be blocked left.



5. West side lobby. Floor proposed to be raised to be level with remainder of ground floor.



6. Cupboards and partition proposed to be removed at first floor east.

POND COTTAGE - SETTING



7. Pond Cottage from the north, site of proposed retirement flats left beyond retaining wall. Cottage to right of wall to remain visible from the main road.



8. From west showing site of proposed retirement flats beyond retaining wall extending as far as the tree nearest to the cottage, with gap proposed between.



9. From south from edge of supermarket drive to be screened by hedge planting, oak trees right to remain.



10. From east from supermarket carpark. Pond Cottage right. Oak trees to remain. Site of proposed retirement flats beyond photo right, now located partly within the supermarket carpark.

TANHOUSE/OAK COTTAGE - SETTINGS



11. Looking north east in Tanhouse Lane adjoining Oak Cottage left and Tanhouse Oast right. Pond Cottage centre left immediately right of holm oak.



12. Looking south west from the rear of Pond Cottage towards the supermarket drive, twin roundels of Tanhouse Oast visible above hedge to left of sign, Oak Cottage right of sign.

KINGS HEAD COTTAGES / WHITE HOUSE - SETTINGS



13. Looking south east along A268 showing Kings Head Cottages. Application site concealed beyond buildings left.



14. Looking south east along A268 outside entrance to White House left. Application site concealed beyond trees centre right.

SHARVELLS/THE COCK INN - SETTINGS



15. Looking south east along A268. Sharvels at lower level left beyond cupressus screen, application site beyond hedgerow right.



16. Looking north west in forecourt of The Cock Inn. Application site in valley beyond not visible.

Appendix 4