

Land East of Albion Road and North of Copper Lane, Marden
Heritage Statement
April 2022

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Report

Heritage Statement

Site

Land East of Albion Road and North of Copper Lane, Marden

Client

Rydon Homes Ltd

Planning Authority

Maidstone Borough Council

Grid reference

TQ 75044 44190

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Report Status

Approved

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Executive Summary

This heritage statement considers Land East of Albion Road and North of Copper Lane, Marden (the subject site) and the potential impact of the proposed extension of the building on its setting and significance and on those designated and non-designated heritage assets located in its vicinity.

In accordance with Paragraph 189 of the *National Planning Policy Framework* (NPPF 2021) and Local Plan policies SP 18 and DM 4 this report first identifies and describes the historical development of the subject site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

The subject site is located to the east of Albion and Thorn Road and north of Copper Lane, southeast of Marden village. Sub-rectangular in form and covering an area of approximately 6 ha, the subject site is comprised of four field parcels that are separated by mature trees and hedgerows and contain areas of orchard and pasture. Within the site and situated along its southern boundary on the northern flank of Copper Lane are three small bodies of water.

There are no designated or non-designated assets located within the subject site boundary. Within a 1 km radius of the subject site there are 46 listed buildings and a Conservation Area. Owing to the limited intervisibility through tree screening, local topography, intervening built form and historic relationships, only those designated and non-designated assets most proximate to the subject site, with historic ownership connections to the subject site, or with a higher listing denoting their increased sensitivity to change within their environs, required separate assessment.

The significance of the Grade II listed Grade II Listed Bishop House Jewell House, Stone Pit Farmhouse, Barn about 20 metres northwest of Stone Pit Farm House and Jewell Cottages have been assessed, including the contribution made to their significance by setting in Chapter 4 of this report and it has been demonstrated that the proposals will preserve their significance.

There are two non-designated built heritage assets that have been identified as having the potential to have their significance impacted by the proposals. These are Holders Cottages and Hall House which are located c. 30 metres and 165 metres northeast of the subject site boundary respectively. The impact on their significance by the proposals has also been assessed.

The effect of the proposals on the significance of the non-designated Holders Cottages and Hall House and the contribution made to their significance by setting, has also been assessed in Chapter 4 of this report. It has been demonstrated that the proposals will preserve the significance of Hall House, but will constitute a negative change in the setting of Holders Cottages, generating a moderate level of harm to the significance of the asset.

1.0 Introduction

- 1.1** This heritage statement considers Land East of Albion Road and North of Copper Lane, Marden (Figure 1). The site (hereinafter referred to as the “Subject Site”) is located at National Grid Reference TQ 75044 44190.
- 1.2** In accordance with the Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3** The Historic Environment Record has been consulted and the relevant designated and non-designated heritage assets located in the immediate vicinity are identified in Figure 2.
- 1.4** A site visit was undertaken on 7th April 2022 when the conditions were clear and sunny and visibility was good.
- 1.5** The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location and Description

- 1.6** The subject site is located to the east of Albion and Thorn Road and north of Copper Lane, southeast of Marden village. Sub-rectangular in form and covering an area of approximately 6 ha, the subject site is comprised of four field parcels that are separated by mature trees and hedgerows and contain areas of orchard and pasture. Within the site and situated along its southern boundary on the northern flank of Copper Lane are three small bodies of water.
- 1.7** Located immediately north of the study site there is an area of new residential development along Seymour Drive. Immediately northwest of the subject site boundary is Howlands, a residential property dating from the early 20th century and is not significant in heritage terms. There are no designated or non-designated built heritage assets located within the subject site boundary. The subject site is shown at Plates 1-5.



Plate 1 View southeast along Albion Road illustrating the proposed entrance to the subject site (arrowed).



Plate 2 View north across the subject site from its southern boundary with Copper Lane. The upper floors of the residential development along Seymour Close can be seen in the distance (arrowed).



Plate 3 View northwest across the subject site illustrating the mature trees and hedgerow that form the site's western boundary.



Plate 4 View east across the subject site from its southern boundary.



Plate 5 View south across the subject site from its northwest corner.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

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.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention to *the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2021 (NPPF)*, entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.6 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.7 *Heritage Assets* are defined in Annex 2 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

2.15 Paragraph 18a-013 concludes:

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. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

2.16 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

2.17 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the

proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). 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 should 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.

2.18 Paragraph 203 states:

the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.19 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 Planning Policy

2.20 The Maidstone Borough Local Plan was adopted in 2017 and is currently under review. As part of the Regulation 19 Draft for Submission Local Plan consultation, which closed in December 2021, the study site has been promoted as an allocated site for residential development.

2.21 The Maidstone Borough Local Plan (adopted October 2017) contains the following policie(s) relevant to this assessment:

Policy SP 18 The Historic Environment

To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:

- i. Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;

- ii. Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;
- iii. Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and
- iv. Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan.

Policy DM 4 Development affecting designated and non-designated heritage assets

1. Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.
2. Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:
 - i. Any heritage assets, and their settings, which could reasonably be impacted by the proposals;
 - ii. The significance of the assets; and
 - iii. The scale of the impact of development on the identified significance.
3. Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Policy DM 1 Principles of good design

Proposals which would create high quality design and meet the following criteria will be permitted:

- i. Create designs and layouts that are accessible to all, and maintain and maximise opportunities for permeability and linkages to the surrounding area and local services;
- ii. Respond positively to, and where possible enhance, the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk,

- articulation and site coverage - incorporating a high quality, modern design approach and making use of vernacular materials where appropriate;
- iii. Create high quality public realm and, where opportunities permit, provide improvements, particularly in town centre locations;
 - iv. Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties;
 - v. Respect the topography and respond to the location of the site and sensitively incorporate natural features such as trees, hedges and ponds worthy of retention within the site. Particular attention should be paid in rural and semi-rural areas where the retention and addition of native vegetation appropriate to local landscape character around the site boundaries should be used as positive tool to help assimilate development in a manner which reflects and respects the local and natural character of the area;
 - vi. Provide a high quality design which responds to areas of heritage, townscape and landscape value or uplifts an area of poor environmental quality;
 - vii. Orientate development, where possible, in such a way as to maximise the opportunity for sustainable elements to be incorporated and to reduce the reliance upon less sustainable energy sources;
 - viii. Protect and enhance any on-site biodiversity and geodiversity features where appropriate, or provide sufficient mitigation measures;
 - ix. Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access;
 - x. Create a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour;
 - xi. Avoid inappropriate new development within areas at risk from flooding, or mitigate any potential impacts of new development within such areas whereby mitigation measures are integral to the design of buildings;
 - xii. Incorporate measures for the adequate storage of waste, including provision for increasing recyclable waste;

- xiii. Provide adequate vehicular and cycle parking to meet adopted council standards; and
- xiv. Be flexible towards future adaptation in response to changing life needs.

Account should be taken of Conservation Area Appraisals and Management Plans, Character Area Assessments, the Maidstone Borough Landscape Character Guidelines SPD, the Kent Design Guide and the Kent Downs Area of Natural Beauty Management Plan.

Neighbourhood Planning

- 2.22** The study site is located in the parish of Marden which was designated as a neighbourhood area in 2013. Marden Neighbourhood Plan passed referendum on 28th February 2020 and covers the period of 2017 – 2031 and contains the following policy relevant to this assessment: Policy BE1 – Local Character.

Supplementary Planning Guidance

- 2.23** The Supplementary Planning Document (SPD) Kent Design Guide has also been referred to in the production of this assessment.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.24** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.25** Historic England’s Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.26** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.27** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.28** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets surrounding the subject site are also discussed below; these are shown on Figure 2.

Historical Background

Summary: Land East of Albion Road and North of Copper Lane, Marden

- 3.3 Marden was not recorded as a named settlement in the 1086 Domesday survey, and neither were many of the surrounding settlements. The closest named settlement at the time would have been Hunton in the hundred of Maidstone in the county of Kent.
- 3.4 The manor at Marden has been historically attached to Milton Manor. Owned by Edward I, Marden was settled on his wife Queen Eleanor as a part of Milton. Eleanor owned Marden until her death in 1291 when it reverted to Edward I under his ownership of Milton. There were several petitions to the crown over time with the aim of separating Marden from Milton to establish it as an independent manor, but they were without success (Hasted, 1798).
- 3.5 Milton Manor, of which Marden was a part, was a royal demesne for centuries up until the reign of Charles I. Charles granted the fee of Milton to Sir Edward Browne and Christopher Favell who subsequently passed it to Sir Edward Leach and Edward Taverner. Milton was then conveyed to Philip, Earl of Pembroke and Montgomery (Hasted, 1798).
- 3.6 Philip had two sons, the youngest of which, James Herbert, had the manor settled on him and his wife Jane. James' youngest son, also James Herbert, inherited the manor, followed by his own son called James who died in possession of the manor in 1709, leaving four children (Hasted, 1798).
- 3.7 The eldest of these children, James, inherited the manor and held it until his death 1721 when it passed on to his brother Philip. Philip died in 1747 and the manor passed on to his two sisters Sophia and Anne (Hasted, 1798).
- 3.8 Sophia's husband, Philip, Viscount Wenman of the Kingdom of Ireland, became possessed of Milton and died in its possession in 1760. Sophia

remained entitled to Milton for life, and on her death in 1787 it was passed to her son, Philip, Viscount Wenman (Hasted, 1798).

3.9 The study site is featured in its entirety on the 1841 tithe map for Marden (IR 30/17/240) (Figure 4).

Plot Number	Plot Name	Owner	Occupier	Cultivation/Use
1768	Howland Field	Thomas Hooker	Thomas Day	Grass
1769	Jewel House Meadow	Thomas Day	Thomas Day	Grass
1771	House Meadow	Thomas Day	Thomas Day	Grass
1772	House, Buildings, Garden and Yard	Thomas Day	Thomas day	House Buildings, Garden and Yard
1773	Camomile Field	Thomas Day	Thomas Day	Arable
1850	Acre Spot	Deviseses of George Selby	Edward Waterman	Hops
1851	Otter Field	Deviseses of George Selby	Edward Waterman	Grass
1853	Well Field	Deviseses of George Selby	Edward Waterman	Arable
1855	Old Hop Garden	Deviseses of George Selby	Edward Waterman	Hops

3.10 The relevant plots of land were variously owned and occupied by the following parties:

- Edward Waterman, listed as a farmer on census records for Marden from 1851.
- Thomas Day, listed as farmer of 95 acres on census records for Marden from 1851.
- Thomas Hooker, listed as an independent on census records for Marden from 1841.
- Deviseses of George Selby, not listed on local census records.

- 3.11** The 1829 Greenwood & Greenwood map of Kent (Figure 3) shows the approximate location of the subject site with a collection of buildings in its southwest corner labelled as Cooper Lane House.
- 3.12** The 1849 Marden Parish Tithe map (Figure 4) shows the site in more detail showing the group of buildings in its southwest corner which include Copper Lane House. To the northwest of the site Jewell House is now clearly labelled. To the northeast of the site there are a collection of buildings which make up the extant Stone Pit Farm. Immediately northeast of the site boundary there are a collection of buildings in Plots 1849 and 1847 which are described as House and Garden and barn and Yard and are recorded as being owned by (Devises of) George Selby and occupied by Edward Waterman. The ponds adjacent to the site's southern boundary are shown in Plots 1772 and 1852 and are extant today.
- 3.13** The 1872 Ordnance Survey mapping (Figure 5) shows little change within the site boundary although a slight change to some of the field boundaries to the north. Stone Pit Farm is now labelled to the northeast.
- 3.14** There is little change to the site by the 1894 Ordnance Survey mapping (Figure 6) and the site is shown as largely open agricultural land.
- 3.15** The 1897 Ordnance Survey map (Figure 7) shows that part of the site to the north has been planted as orchard, as has the field parcel immediately adjacent the site's north-eastern boundary.
- 3.16** By the Ordnance Survey mapping of 1908 (Figure 8), a residential property had been constructed in the present location of Howlands, immediately northwest of the study site boundary, although the access to the property and southern half of the plot lay within the study site.
- 3.17** The building immediately northwest of the site boundary is now labelled as Howlands on the 1938 Ordnance Survey map (Figure 9). A collection of four buildings have now been constructed to the southeast of Howlands, potentially two adjoining residential properties and two outbuildings. They appear to sit in their own plot of land although access to them looks to be via the main driveway to Howlands. The area of open fields to the north of the site shown on the 1908 mapping (Figure 8) is now shown as having been developed for housing.
- 3.18** The 1947-1949 Aerial Photograph (Figure 10) shows the northern parcel within the subject site in use as an orchard.

- 3.19** By the mapping of 1968 (Figure 11) the central and northern field parcels that make up the subject site are shown as orchard. The property immediately northeast of the site is now labelled as Holders Cottage and is largely surrounded by orchards to its north. The two small outbuildings associated with the properties to the south of Howlands appear to have been demolished and replaced with two larger, rectangular structures. Stanley Road to the north has been extended and the land to its north has been almost completely developed.
- 3.20** The 1979-1984 Ordnance Survey map (Figure 12) shows that one of the possible residential buildings to the south of Howlands has been demolished. Copper Lane Farm situated on the southern boundary of the site has also been demolished by this point.
- 3.21** The mapping of 1986 (Figure 13) shows only the outbuildings to the southeast of Howlands are now present, the potential residential property having been demolished. The area of orchard in the northern part of the site has been slightly reduced, while along its southern boundary it has been marginally increased.
- 3.22** Between the mapping of 1993 (Figure 14) and 2006 (Figure 15) the subject site remains largely unchanged and shown as an area of orchard.
- 3.23** The 2021 Ordnance Survey mapping and (Figure 16) and 2021 Google Earth Image (Figure 17) show the subject site in its current state. The rectangular area in the north-west is overgrown, with the two rectangular structures extant. The remainder of the site is in use as an orchard.

Heritage Assets

Listed Buildings

- 3.24** The subject site does not contain any listed buildings. Within a 1 km radius of the site there is one Grade I listed building, one Grade II* listed building and 44 Grade II listed buildings. These are shown in Figure 2. Owing to the limited intervisibility through tree screening, local topography, intervening built form and historic relationships, only those assets most proximate to the subject site, with historic ownership connections to the subject site, or with a higher listing denoting their increased sensitivity to change within their environs, require separate assessment. Those assessed are as follows:
- Grade II Listed Bishop House Jewell House (NHLE 1060707);
 - Grade II listed Stone Pit Farmhouse (NHLE 1031808);
 - Grade II listed Barn about 20 metres northwest of Stone Pit Farm House (NHLE 1060662); and
 - Grade II listed Jewell Cottages (NHLE 1060660).

Conservation Areas

- 3.25** The subject site is not located within a Conservation Area. Approximately c. 230 metres to the northwest is the Marden Conservation Area.
- 3.26** Marden Conservation Area is c. 7 ha in area and largely includes the built form and open green spaces immediately north and south of the B2079 and extends from the north of Albion Road to Plantation Lane in the west. There are 32 listed buildings within the conservation area whose dates of construction range from the 13th century through to the mid-19th century with the Grade I listed Church of St. Michael and All Saints with its extensive churchyard forming the focal point of the village. Surrounding and infilling many of these designated assets is a mixture of late 19th century and post-war residential development which makes a negative contribution to the overall character of the conservation area.
- 3.27** The subject site falls within the wider rural setting of the Marden Conservation Area, but due to the local topography, curvature of Albion Road and the intervening built form there is no intervisibility between the subject site and the conservation area or those designated assets within it. The significance of the conservation area relates primarily to those designated assets that form the street scene along the B2079 and although the proposals would constitute a change within the wider setting of the conservation area, it is not considered that this will adversely affect the special character and appearance of Marden Conservation Area. For this reason, it is considered that further assessment of this asset is not required.

Non-Designated Heritage Assets

- 3.28** There are two non-designated built heritage assets that have been identified as having the potential to have their significance impacted by the proposals. These are Holders Cottages and Hall House which are located c. 30 metres and 165 metres northeast of the subject site boundary respectively.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

The Proposed Development

- 4.2 The study site is proposed for residential development with associated access, parking and landscaping.

Potential Impacts on Heritage Assets

- 4.3 As noted in paragraphs 3.22, there are a number of listed buildings located in the immediate and wider vicinity of the subject site. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified.

Listed Buildings in the vicinity

- 4.4 In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

Bishop House Jewell House (NHLE 1060707)

- 4.5 Located c. 64 metres northwest of the subject site boundary (Plate 6), this Grade II listed building is described as follows in its listing:

House. Early to mid C18 Front elevation tile-hung on both floors. Right return elevation clad with channelled render. Vertical wooden fillet to each corner. Slate roof. Main range with wings projecting forwards to right and left. 2 storeys and attics on rendered chamfered plinth. Moulded wooden eaves cornice. Steeply-pitched roof, each wing hipped to front. Rendered ridge stack to each wing, set towards junction with main range. Flat-roofed dormer with bowed 12- pane sash in moulded architrave, to front hip of each wing. Regular 4-window front of one two-storey tile-hung bow window with bowed tripartite sash to each floor, to gable end of each wing, and one 12- pane sash on each floor towards each end of main range. Central double doors, each door of six fielded panels, set in moulded architrave with two fielded panels over doors. Open semi-circular distyle porch with plain frieze, modillions, and moulded cornice, up 3 semi-circular stone steps with slightly moulded risers,

to Bishop House to centre of main range. Half-glazed door towards centre of left return elevation, to Jewell House. Interior: only partly inspected. Reeded friezes and architraves, panelled doors to front, and exposed wall posts and high axial beam to rear ground-floor room of Jewell House. Bishop House has staircase with turned balusters, and Ionic modillioned eaves cornice to front ground-floor room of right wing.

- 4.6** The significance of this heritage asset is principally derived from the architectural and historic special interest of its built fabric in terms of its date and the level of intactness of its original form adding to its aesthetic merit. The bays on its principal east elevation retain their timber sash windows and the full height clay tile hanging characteristic of the traditional Kent vernacular style. There has been limited alteration to its original overall form and curtilage adding to its special interest and expresses the more detached nature of the buildings along Albion Road.
- 4.7** The immediate setting of the asset relates principally to its location within its relatively enclosed garden plot which is lined with mature trees along its eastern boundary with Albion Road. On the 1849 Marden Parish Tithe map (Figure 4), the asset is located in Plot 1767 and is recorded as being owned and occupied by Thomas Hooker, who also owned Plot 1768 which makes up the northwest section of the subject site. At the time of the tithe mapping the asset was surrounded by open agricultural land, except for a small cluster of ancillary buildings to its southeast. This remained largely the case until the early 1970's when a number of detached residential properties were built immediately to its north. Between the mapping of 2006 and 2021 (Figures 15-16), further residential development has taken place to its south and west. During these periods of development its historic plot had become subdivided and the building itself is now two residences. The subject site is considered to form part of the asset's wider rural setting to the east.

Impact of the Development proposal

- 4.8** At the time of the 1849 tithe mapping the asset and part of the subject site shared historic ownership links, however these will have now been severed. From the north-western boundary of the subject site there is a level of intervisibility with the asset, although this is restricted to glimpsed views of the asset through the tree line on the western flank of Albion Road. In its current state, the subject site forms part of the asset's wider rural setting and as the proposals stand, it would change in character from one of an agricultural nature to one of built residential form. However, the contribution that the subject site makes to the significance of the asset which is largely generated by its historic and architectural special interest is negligible. For these reasons, it is considered that although the proposals will constitute a change within the wider rural setting of the asset, this change will have a limited affect, preserving the significance of the asset.

Stone Pit Farmhouse (NHLE 1031808) and Barn about 20 metres west of Stone Pit Farmhouse (NHLE 1060662)

- 4.9** Due to their similar date of construction, the materials used and their ancillary nature to each other, these assets will be assessed together. Located c. 220 metres northeast of the subject site boundary, these Grade II listed buildings are described respectively as follows in their listings:

Farmhouse. C17 or earlier, with late C18 or early C19 facade. Timber framed. Ground floor chequered red and grey brick, first floor tile-hung. Plain tile roof. 2 storeys. Hipped roof, with gablet to left. Multiple red brick stack to right of centre. Irregular fenestration of 3 casements; two two-light to left of stack and one three-light to right. Boarded door with flat consoled hood under stack. Short parallel rear range to left with hipped roof. Rear lean-to to right. Interior not inspected.

Barn. Early C18. Timber framed, weatherboarded, on brick plinth. Plain tile roof. 3 timber-framed bays. Hipped roof. Central full-height double doors. Lean-to to left (south) gable end. Short single-storey weatherboarded addition with hipped plain tile roof projecting forwards from right end. Interior: gunstock-jowled posts. Arch-braced tie-beams. Clasped purlin roof with diminishing principal rafters and vertical queen-struts to collars. Dragon tie to outer side of each midstorey truss. Straight tension braces to walls. Included for group value.

- 4.10** The significance of these heritage assets derives principally from their early date and the intactness of their built fabric which generates their historic and architectural special interest. The retention of the historic planform of the buildings, their timber framed construction, weatherboard clad walls and the retention of their clay tile roofs are all key in terms of understanding the vernacular character and historic usage patterns of the buildings. Other retained features such as the full height doors of the barn allowing carts to be brought in add to the historic interest in the building by illustrating its connection with agricultural practices in the area including the harvesting, drying and storing of crops.
- 4.11** The assets are located at the end of a long hedge lined driveway which leads from the southern side of Howland Road. Their immediate setting relates principally to their layout and orientation either side of the lane which leads from Howland Road and are easily legible as a collection of farm buildings. The orientation and layout of the buildings has not drastically changed from when they appear on the earliest available mapping, and this positively contributes to the significance of the assets. The wider environs that the assets are experienced in is of an open agricultural landscape divided by banks of mature trees and hedgerows. Many of the historic field boundaries

marked by these hedgerows and belts of trees are still in existence and positively contribute to the rural setting of the assets and their link to their agricultural function. The assets are principally experienced as you approach them along the lane from the northeast, but due to the dense intervening natural screening to the southwest of the assets, there is no intervisibility with the subject site. Although forming part of the assets wider rural setting, due to their distance from the site, the site contributes very little to the experience of the assets which primarily relates to their immediate setting. It is therefore considered that the subject site makes only a limited contribution to the wider setting and a limited contribution to their overall significance.

Impact of the Development Proposals

- 4.12** At the time of the 1849 tithe mapping (Figure 4) the assets were located in Plot 1867 which was owned and occupied by Thomas Coachman who did not share any historic ownership or functional links with the study site. Although the subject site forms part of the wider rural setting of the assets, they share no intervisibility, therefore making only a negligible contribution to their setting which relates primarily to their immediate one. The proposals would constitute a change within this wider setting, changing the character of the fields within the subject site from one of an agricultural nature to one of built residential form. However, the contribution that the subject site makes to the significance of the asset which is largely generated by its historic and architectural special interest is negligible. For these reasons, it is considered that although the proposals will constitute a change within the wider rural setting of the asset, this change will have a limited affect, preserving the significance of the asset.

Jewel Cottages (NHLE 1060660)

- 4.13** Located c. 225 metres northwest of the subject site boundary, this Grade II listed building (Plate 7) is described as follows in its listing:

House, now house row. C17, with C19 facade. Timber framed. Ground floor red brick, with straight joint to right side of stack. First floor weatherboarded. Plain tile roof with diagonal bands of darker tiles. Built at right-angles to road. 2 storeys and garret. Brick plinth in English bond under and to left of stack, low ragstone plinth to right. First floor and eaves of right gable end jettied on shaped brackets, eaves with ovolo-moulded bressumer. Roof half-hipped to left, gabled to right. Multiple red and grey brick stack towards centre. Irregular fenestration of 3 two-light casements, two to left and one to right of stack. Short 2-storey rear wing to left with roof half-hipped to rear. Door to left gable end and boarded door to right end. Interior not inspected.

- 4.14** The significance of the asset derives principally from its early date of construction and the intactness of its built fabric which provides its special

historic and architectural interest. The retention of the historic planform of the building, its integral timber framed structure and the retention of its weatherboarded façade are all key in terms of understanding the vernacular character and historic usage patterns of the asset. They also contribute to the group value of the other dispersed agricultural workers cottages that are characteristic within the local area. They are good examples of the local Kent rural vernacular style, based around a half-timbered structure and largely using local materials.

- 4.15** Jewel Cottages are located on the southern flank of Howland Road to the north of the subject site. At the time of the 1849 tithe mapping (Figure 4), Jewell Cottages were located in Plot 1856 and recorded as being three cottages, owned by Thomas Hooker and occupied by James day, Charles mercer and Hopkins. Both Thomas Hooker and Thomas Day share historic ownership and functional links to the subject site. At that time, the asset was at the southeastern edge of the village with a number of other small, detached buildings to its north and west with open fields to its east which included the subject site. The asset is now both visually and physically separated from the subject site by a mixture of residential development dating from early 20th century through to the most recent development that has been constructed to its immediate south.

Impact of the Development proposal

- 4.16** As outlined above the, the asset did share historic ownership and functional links to the subject site at the time of the 1849 tithe mapping, however these links will now have been eroded. Although the subject site forms part of the wider rural setting of the assets, it shares no intervisibility, therefore making only a negligible contribution to its setting which relates primarily to position within the street scene on the southern flank of Howland Road. The proposals would constitute a change within this wider setting, changing the character of the fields within the subject site from one of an agricultural nature to one of built residential form. However, the contribution that the subject site makes to the significance of the asset which is largely generated by its historic and architectural special interest is negligible. For these reasons, it is considered that although the proposals will constitute a change within the wider rural setting of the asset, this change will have a limited affect, preserving the significance of the asset.

Potential Impacts on Non-Designated Heritage Assets

Holders Cottages (NGR TQ 75223 44272)

- 4.17** The cottages which are not listed or locally listed, are located c. 30 metres northeast of the subject site boundary and shown in Plate 8. The footprint of this potential non-designated built heritage asset is present on the 1849 Marden Parish Tithe map (Figure 4) in Plot 1849 and recorded as being owned

by (Devises of) George Selby and occupied by Edward Waterman, both of which have historic ownership and functional links to the subject site.

- 4.18** The existing building is rectangular in form and oriented east-west with a half-hipped clay tile roof and tile hanging on its upper storey and western gable. Joined by a cross gable, the eastern half of the building is a later addition and has a twin gabled roof. The mapping from 1894 (Figure 6) shows the earlier western section of the building as being two properties. By the mapping of 1968 (Figure 11) the eastern section of the building had been constructed along with a small rectangular outbuilding to its south.
- 4.19** Due to the age of construction of the western part of the asset, its significance would largely derive from its architectural interest. Due to the limited access to the building, it is not possible to definitively ascertain the level of preservation of this earlier western section, though it does appear that a number of the windows at first floor level have been replaced with more modern casements. This combined with the alterations and additions made to the building particularly during the mid-twentieth century would have further eroded this architectural interest.
- 4.20** As stated above, the asset does share some historic ownership and functional links to the subject site, although these would now have been eroded. The subject site does however form part of the asset's immediate rural setting which has remained unchanged since the earliest available mapping. The proposals, as they stand, would change the character of the fields from one of an agricultural nature to one of built residential form, further eroding the asset's connection to this rural setting.
- 4.21** The asset is relatively well screened from the subject site by hedgerows and mature trees to its southwest, with only glimpsed views of its roofline and chimney stack from within the subject site. For this reason, it is considered that the proposals as they stand would constitute a moderate level of harm to the significance of the asset which could be further mitigated by additional planting along the north-western boundary and a possible set-back of any units in this area.

Hall House (NGR TQ 75294 44311)

- 4.22** Hall House which is not listed or locally listed, is located c. 165 metres northeast of the subject site boundary and is largely enclosed by mature trees lining its garden plot to its south and east. The footprint of this potential non-designated built heritage asset is present on the 1849 Marden Parish Tithe map (Figure 4) in Plot 1847 and recorded as being owned by (Devises of) George Selby and occupied by Edward Waterman, both of which have historic ownership and functional links to the subject site.

- 4.23** The existing building is rectangular in form with a single storey addition on its east elevation. The roof hipped with what appears to be slate tile roof covering. Historic Google Earth images show that it originally had a clay tile roof which was replaced sometime between 1990 and 2003.
- 4.24** As stated, the asset does share historic ownership and functional links to the subject site, although these would now have been eroded, though the subject site does form part of the asset's immediate rural and agricultural setting which has remained largely unchanged since the earliest available mapping. The proposals as they stand would change the character of the fields contained within the subject site from an agricultural nature to one of built residential form, which would further erode the asset's connection to this rural setting.
- 4.25** Due to its age of construction any significance the asset has will be largely based on its architectural interest. However, as with Holders Cottages, there was limited access to the asset, so it is not possible to definitively ascertain the level of preservation the earlier elements of the building.
- 4.26** The asset is well screened from the subject site by the mature trees to its south and east as well as the mature hedgerow along the eastern boundary of the subject site which ensures there is no intervisibility between the two. It is considered that, although the proposals as they stand would constitute a change in the wider rural setting of the asset, this change will not adversely affect its significance.

5.0 Summary and Conclusions

- 5.1** In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2021 and relevant local heritage policy including policies SP 18 and DM 4.
- 5.2** The subject site itself does not contain any listed buildings. Within a 1 km radius of the study site there is one Grade I listed building, one Grade II* listed building and 44 Grade II listed buildings. These are shown in Figure 2 and listed in Appendix A. Owing to the limited intervisibility through tree screening, local topography, intervening built form and historic relationships, only those assets most proximate to the subject site, with historic ownership connections to the subject site, or with a higher listing denoting their increased sensitivity to change within their environs, required separate assessment. Those assessed are as follows:
- Grade II Listed Bishop House Jewell House (NHLE 1060707)
 - Grade II listed Stone Pit Farmhouse (NHLE 1031808)
 - Grade II listed Barn about 20 metres northwest of Stone Pit Farm House (NHLE 1060662)
 - Grade II listed Jewell Cottages (NHLE 1060660)
- 5.3** The significance of the designated heritage assets that have been assessed, including the contribution made to their significance by setting, has been assessed in Chapter 4 of this report and it has been demonstrated that the proposals will preserve their significance.
- 5.4** There are two non-designated built heritage assets that have been identified as having the potential to have their significance impacted by the proposals. These are Holders Cottages and Hall House which are located c. 30 metres and 165 metres northeast of the subject site boundary respectively. The impact on their significance by the proposals has also been assessed.
- 5.5** The effect of the proposals on the significance of the non-designated Holders Cottages and Hall House and the contribution made to their significance by setting, has also been assessed in Chapter 4 of this report. It has been demonstrated that the proposals will preserve the significance of Hall House, but will constitute a negative change in the setting of Holders Cottages, generating a moderate level of harm to the significance of the asset.

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Cartographic

1829 Greenwood & Greenwood Map of the County of Kent
1849 Marden Parish Tithe Map
1872 Ordnance Survey Map
1894 Ordnance Survey Map
1897 Ordnance Survey Map
1908 Ordnance Survey Map
1938 Ordnance Survey Map
1947-1949 Aerial Photograph
1968 Ordnance Survey Map
1979-1984 Ordnance Survey Map
1986 Ordnance Survey Map
1993 Ordnance Survey Map
2006 Ordnance Survey Map
2021 Ordnance Survey Map

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Plates

**Plate 6**

View northwest from the subject site's western boundary with Albion Road. The Grade II listed Bishop House Jewell House is glimpsed through the trees at the centre of the image.



Plate 7 East elevation of the Grade II listed Jewel Cottages.



Plate 8 Glimpsed view of the southwest elevation of the non-designated Holders Cottages taken from the northeast boundary of the subject site.



Title:
Figure 3: 1829 Greenwood & Greenwood Map of Kent
Address:
Land East of Albion Road and East of Copper Lane, Marden

Scale at A4: 1:17,500
0 500m

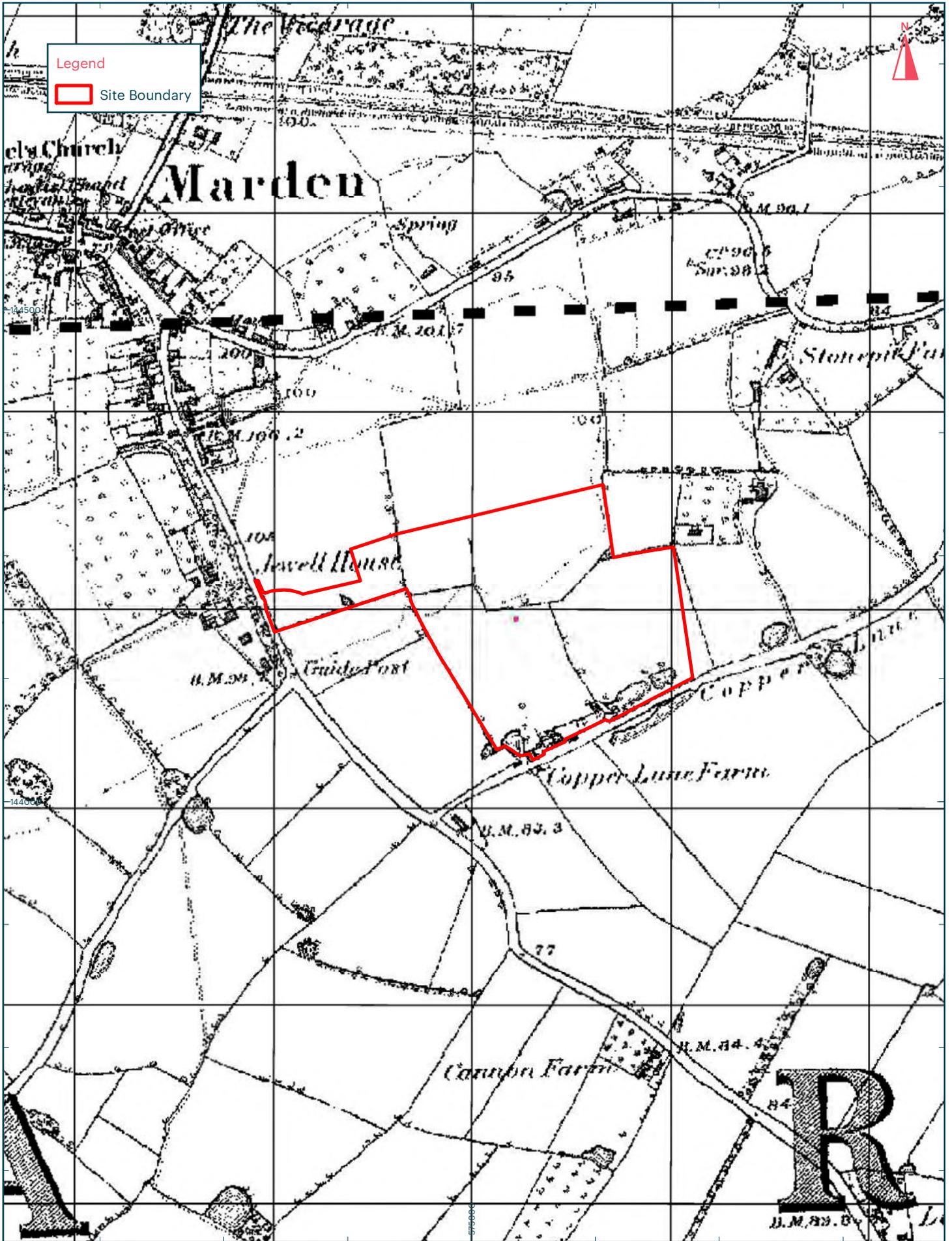




Title:
Figure 4: 1849 Marden Parish Tithe Map
Address:
Land East of Albion Road and East of Copper Lane, Marden

Scale at A4: 1:5,000
0 150m

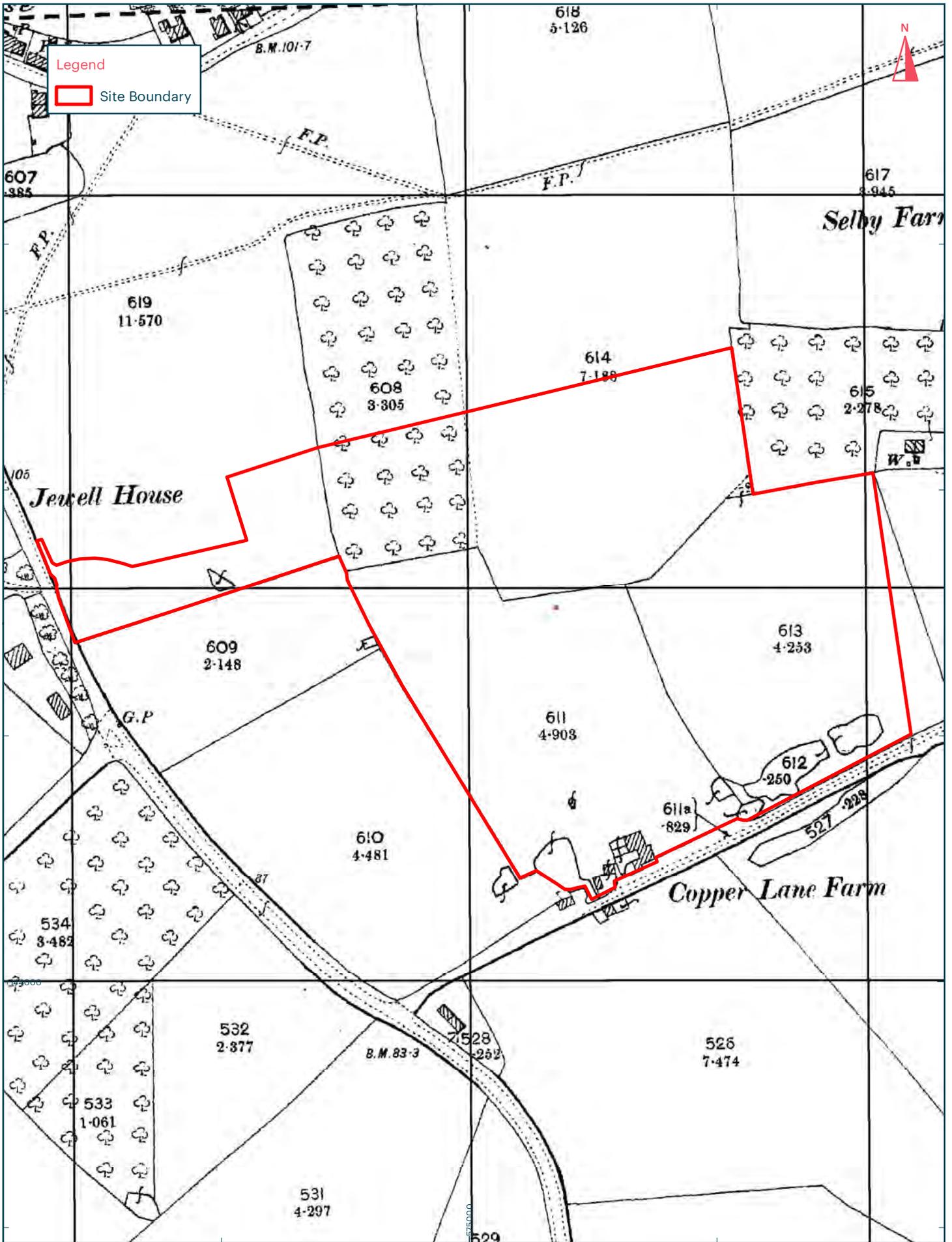




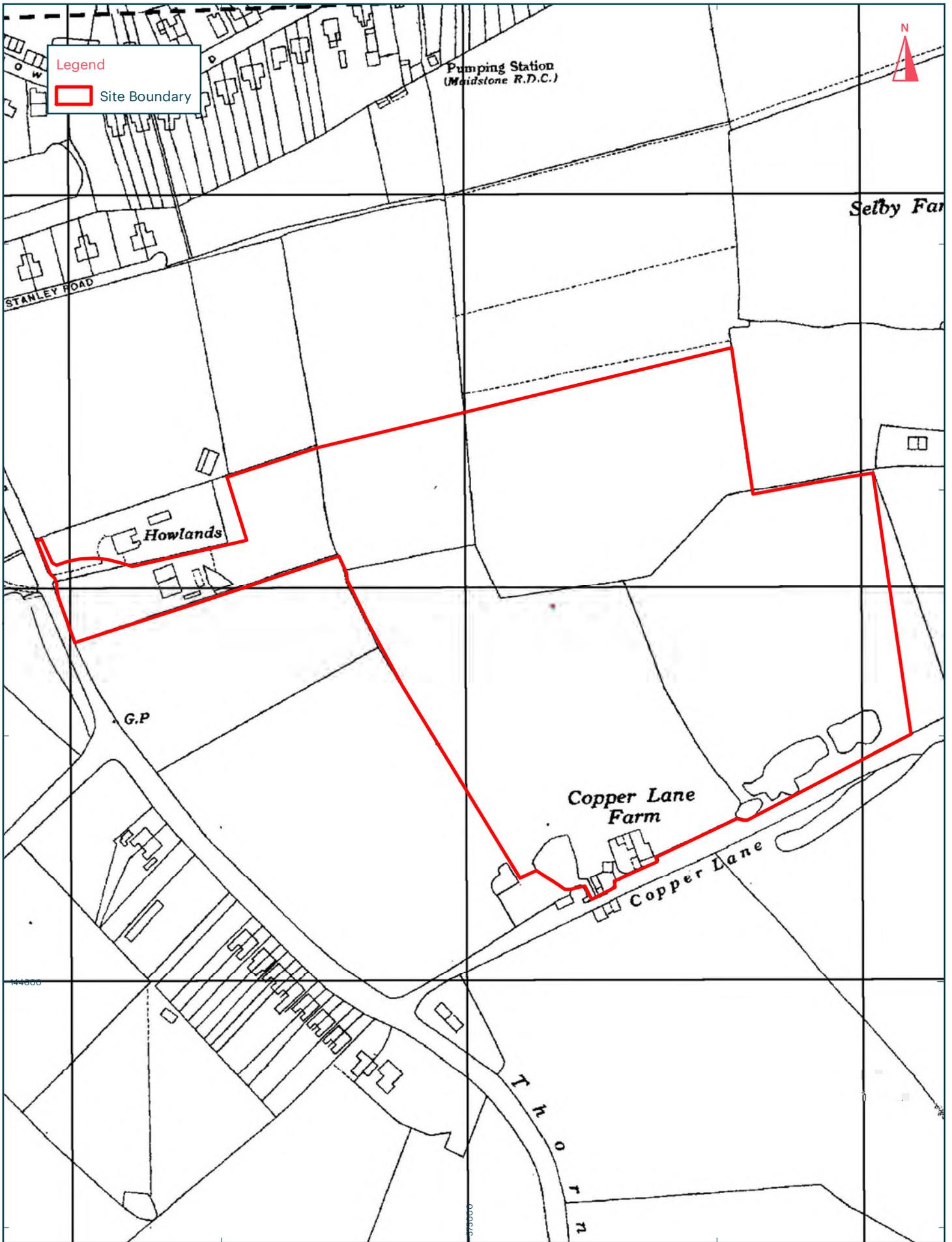
Title:
Figure 5: 1872 OS 1:10,560
Address:
Land East of Albion Road and East of Copper Lane, Marden

Scale at A4: 1:5,000





<p>Title: Figure 7: 1897 OS 1:2,500</p> <p>Address: Land East of Albion Road and East of Copper Lane, Marden</p>	<p>Scale at A4: 1:2,500</p> <p>0  80m</p>	
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Title:
Figure 9: 1938 OS 1:2,500
Address:
Land East of Albion Road and East of Copper Lane, Marden

Scale at A4: 1:2,500
0 80m

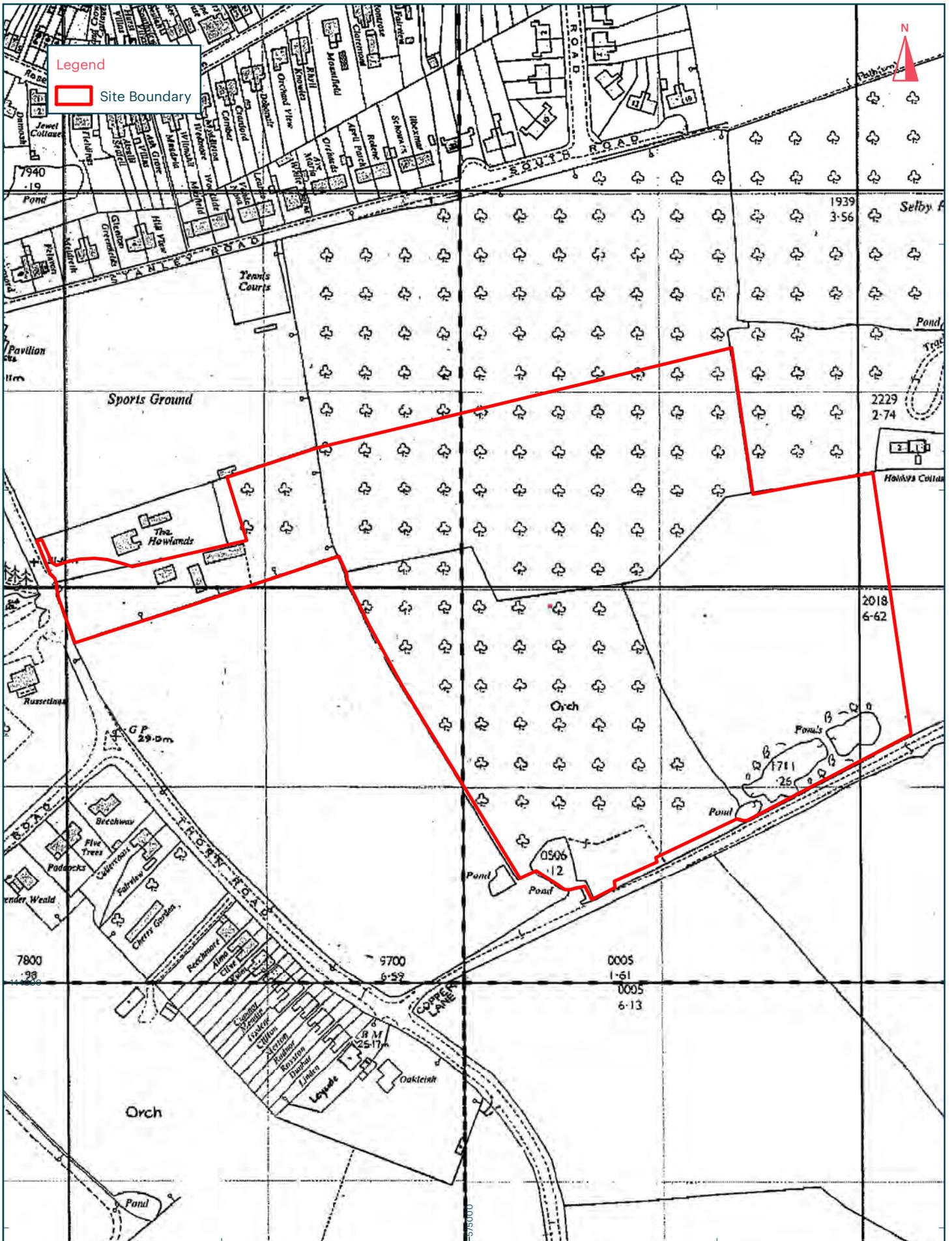




Title:
Figure 10: 1947-1949 Aerial Photograph
Address:
Land East of Albion Road and East of Copper Lane, Marden

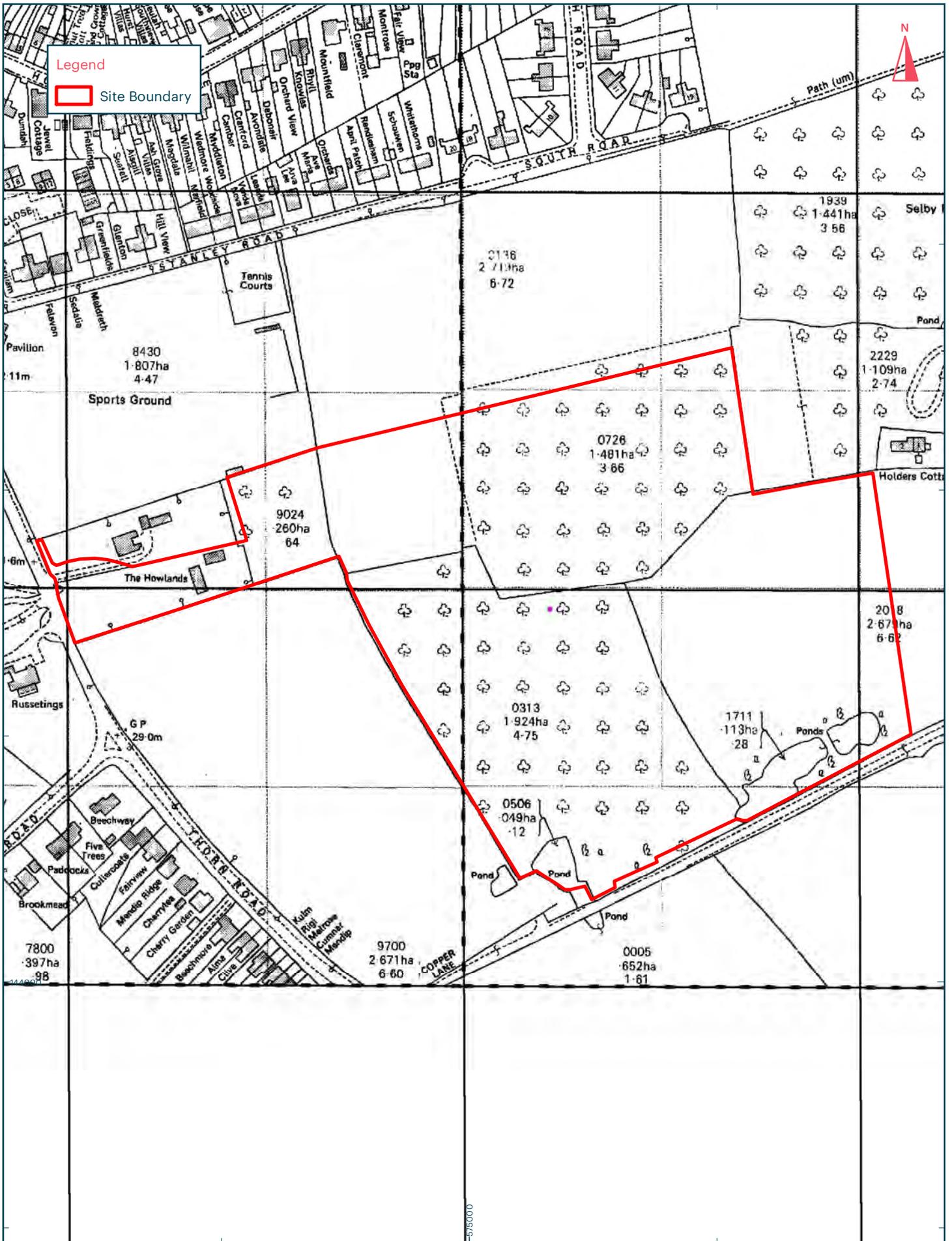
Scale at A4: 1:5,000
0 150m





Title:
 Figure 12: 1979-1984 OS 1:2,500
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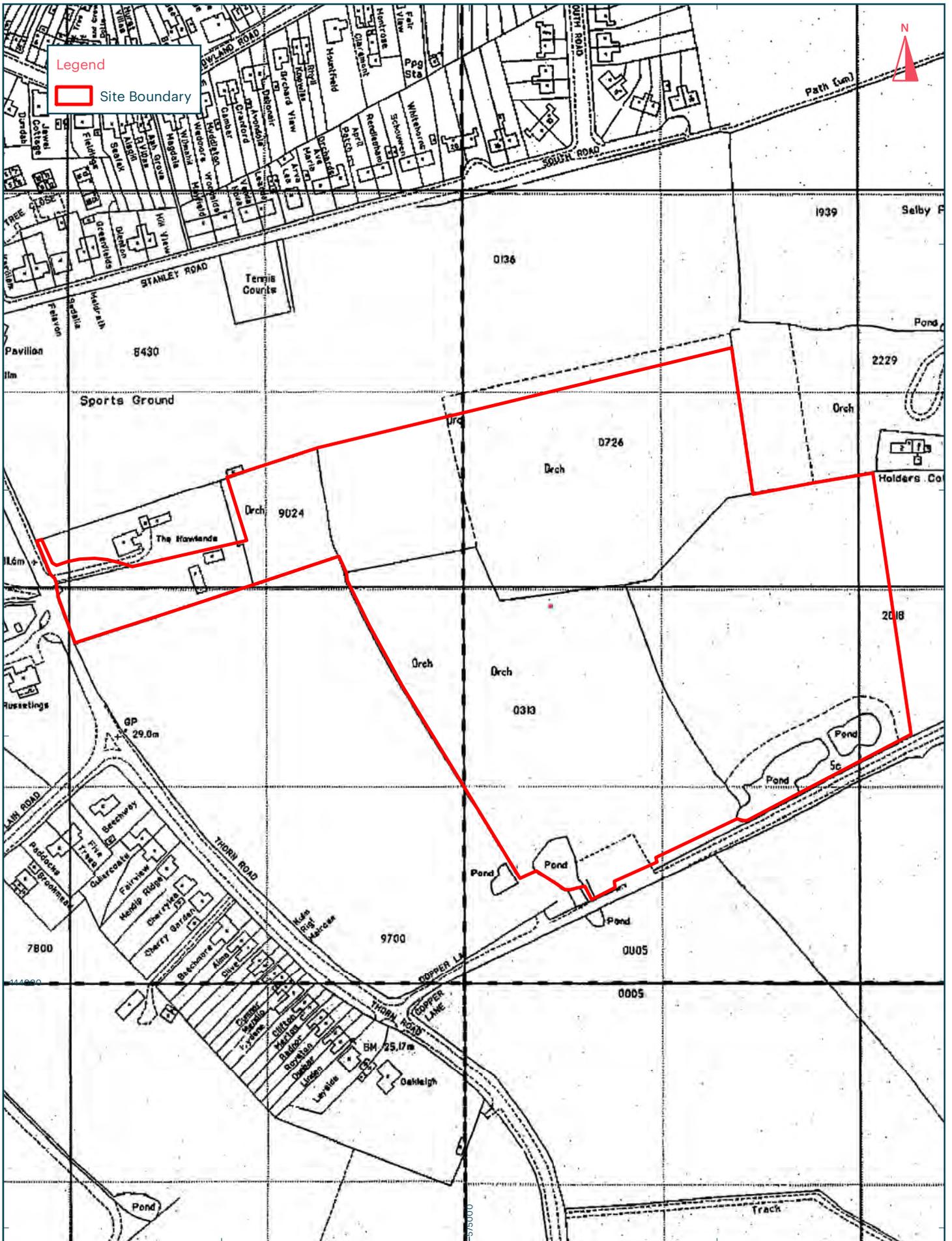




Title:
Figure 13: 1986 OS 1:2,500
Address:
Land East of Albion Road and East of Copper Lane, Marden

Scale at A4: 1:2,500

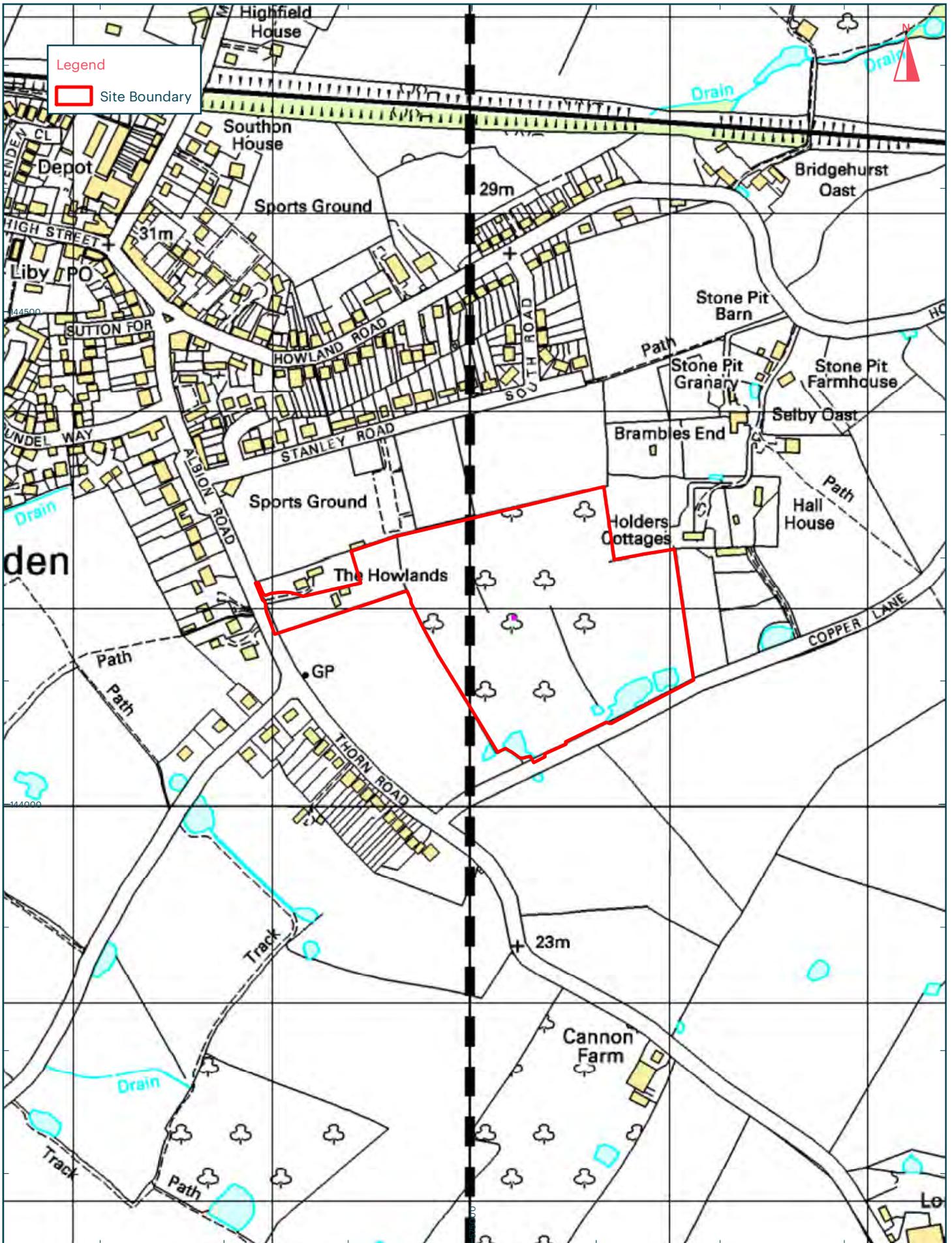




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Figure 14: 1993 OS 1:2,500
Address:
Land East of Albion Road and East of Copper Lane, Marden

Scale at A4: 1:2,500



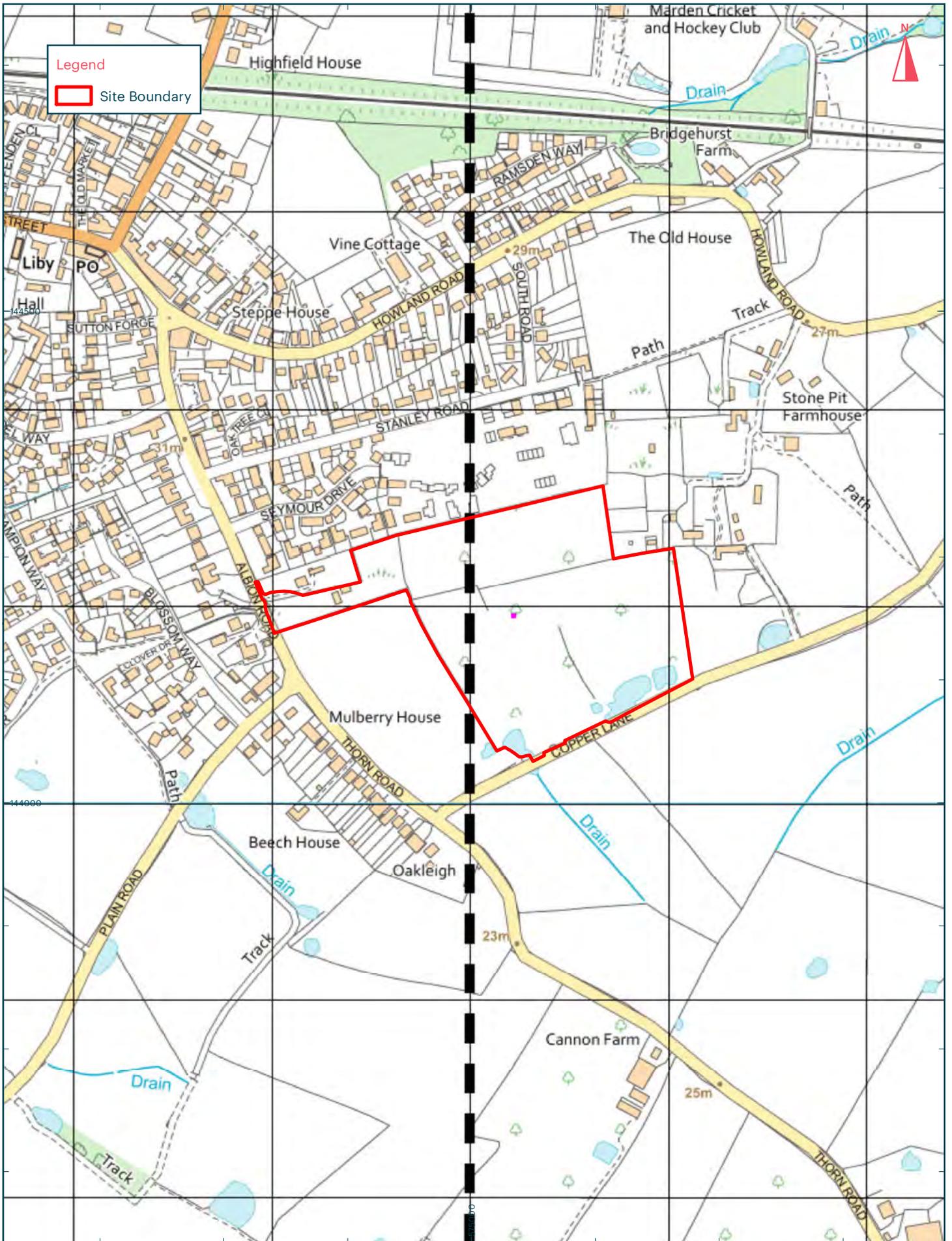


Title:
Figure 15: 2006 OS 1:10,000

Address:
Land East of Albion Road and East of Copper Lane, Marden

Scale at A4: 1:5,000





Title:
Figure 16: 2021 OS 1:10,000

Address:
Land East of Albion Road and East of Copper Lane, Marden

Scale at A4: 1:5,000





Title:
Figure 17: Google Earth Image
Address:
Land East of Albion Road and East of Copper Lane, Marden

Scale at A4: 1:2,500
0 80m

