



SALEHURST AND ROBERTSBRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN

2016-2028

**DETAILS AND PHOTOGRAPHS – SCHEDULE 3 LOCAL LIST OF BUILDINGS AND STRUCTURES
PLAN SUBMISSION : Regulation 15 of the Neighbourhood Planning Regulations 2012**

December 2016

Schedule 3 – Local list of buildings and other structures

The local heritage list is supplemental to the SRNDP. The list identifies period buildings and other heritage assets as defined by Historic England as having architectural interest, historic significance or cultural importance that are not currently on the national register. It is intended to provide additional protection against inappropriate modification or redevelopment of listed properties under Policy EN 8 of the SRNDP and the list has been drawn up using the guidance published by Historic England, 'Local Heritage Listing'

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

The list must be regarded as provisional, since the properties will be subject to deletion, research, amendment and addition by the Parish Council in consultation with Rother District Council conservation officers. Provisional information and photographs are provided for each property for consultation purposes.

Properties within the existing Conservation Areas already enjoy protection, but will be included for completeness. Certain of the properties listed here in the Conservation Areas have already been specifically noted in the Conservation Area appraisal by RDC, and priority candidates are indicated.

It is proposed the Parish Council introduce a monitoring system for heritage assets, with a designated parish councillor to provide an initial point of contact for local residents. The intention is to encourage owners to preserve existing period features.

Provisional dating evidence has been obtained from a study by Robertsbridge History Group 'Who lived here' published for Salehurst & Northbridge Street in 2005, and Robertsbridge in 2014. This lists the residents of each property in the Conservation Areas and Salehurst from the census of 1841. The date of first occupancy is thus often quoted either pre 1841 or between censuses accurate to within a 10 year period.

Proposed buildings, by area, are listed below and include only candidates listed in the Reg. 14 draft Neighbourhood Plan, consulted on between 26 September and 7 November 2016, and also at the public exhibition on 7 & 8 October 2016.

Robertsbridge

*War Memorial & Village Sign**
33 High Street
24 High Street
*Stone Bridge**
Western Villas, Station Road
Brookside House, 9 Station Road
Saxon Terrace
22 Fair Lane (East Lodge)
26 Fair Lane (Holly Lodge)
*Old Lockup in Fair Lane**
*Main Station Building**
*Station Signal Box**
*Station Goods Shed**
Darvell Main Building
Bugsell Park

Salehurst Area

Church Farm Oast
Old Vicarage
Goodgrooms Oast
Church Farm Outhouse
Old Stone Cottage
Potters Croft
Butts Cottage
Stone Cottage, Park Farm
Park Cottage, Park Farm
Walters Farmhouse, Poppinghole Lane

** Denotes Non-residential (5)*

Total 30

Northbridge Street

The Old School
Salisbury House
2 Northbridge St
Hodsons Mill
Linton House

Evaluation Table

Properties proposed for the local list are evaluated below against the criteria issued by Historic England in Advice Note 7 (see above). Each criterion is awarded a score out of 3. The total gives a guide to the heritage importance of that property, and the priority which should be given to its conservation. These scores are estimated for the purposes of selection based on limited information, mainly the external appearance, local knowledge and some logical assumptions. They are thus provisional for consultation purposes.

Property	Age	Rarity	Aesthetic Interest	Group Value Or setting	Archaeological Interest	Archival Interest	Historical Association	Landscape Interest	Landmark Status	Communal Value	TOTAL (max 30)
* War Memorial & Village Sign	0	3	2	3	1	3	3	3	3	3	24
33 High Street	3	2	2	3	0	tbc	1	1	N/A	1	13
24 High Street	2	2	2	3	0	tbc	1	1	N/A	1	12
* Stone Bridge	tbc	3	3	3	2	tbc	tbc	3	3	3	20
Western Villas, Station Rd	1	1	2	2	0	tbc	tbc	0	0	1	7
9 Station Road	1	1	2	2	0	tbc	tbc	1	1	1	9
Saxon Terrace	1	1	2	1	0	tbc	tbc	0	0	1	6
22 Fair Lane (East Lodge)	2	2	2	2	0	tbc	tbc	0	1	1	10
26 Fair Lane (Holly Lodge)	2	2	3	2	0	tbc	tbc	0	1	1	11
* Old Lockup in Fair Lane	2	3	0	0	1	3	2	0	2	0	13
* Main Station Building	2	2	3	1	2	1	1	0	2	3	17
* Station Signal Box	2	2	2	2	2	1	1	0	2	1	13
* Station Goods Shed	2	3	1	1	2	1	1	0	1	2	14
Darvell Main Building	2	2	2	2	0	2	2	1	2	3	18
Bugsell Park	2	2	2	2	2	tbc	tbc	2	2	1	15
The Old School	2	2	2	2	1	2	2	1	2	1	17
Salisbury House	2	1	2	2	0	tbc	tbc	1	2	1	11
2 Northbridge St	3	2	2	3	1	tbc	tbc	1	2	1	15
Hodsons Mill	2	3	3	3	2	2	2	2	3	2	24
Linton House	1	1	2	2	0	1	tbc	0	1	1	9
Church Farm Oast	3	2	2	2	2	2	2	2	2	1	20
Old Vicarage	2	1	2	2	1	2	2	2	2	1	17
Goodgrooms Oast	2	1	2	2	1	1	tbc	2	2	1	14
Church Farm Outhouse	2	3	1	2	3	tbc	tbc	1	3	0	15
Old Stone Cottage	3	1	3	2	1	tbc	tbc	1	2	1	14
Potters Croft	3	1	3	1	2	2	tbc	3	3	1	19
Butts Cottage	3	2	2	1	2	tbc	tbc	2	2	1	15
Stone Cottage, Park Farm	3	2	2	2	2	tbc	tbc	2	3	1	17
Park Cottage, Park Farm	3	2	2	2	2	tbc	3	2	2	1	19
Walters Farmhouse	1	1	2	2	tbc	tbc	tbc	3	1	1	11
Property	Age	Rarity	Aesthetic Interest	Group Value Or setting	Archaeological Interest	Archival Interest	Historical Association	Landscape Interest	Landmark Status	Communal Value	TOTAL (max 30)

Robertsbridge

War Memorial and Village Sign (dates tbc)

Brick built post WW1 memorial, working clock and surrounding grounds plus village sign by local craftsman

A most important historic building and structure for the commemoration of local war victims, completing the setting of the historic core of the village.



33 High Street (1787)

Render and tile, part of block of three with central decorative gable and large window possibly converted from shopfront

Part of the same building as 29 & 31 that appear to be of the same period and style and are nationally listed



24 High Street (pre 1851)

Attractive tile hung former shop with original features, part of block with central gable with 26 & 28.

26 & 31 are listed (pre 1567), 24 was added by 1851.



Old Stone Bridge

Stone built bridge over drainage cut on water meadows on footpath between Pocket Park and the mainline underpass. Suspected to be built with stone from demolished Robertsbridge Abbey.

In very poor condition, with hole in arch and cracked parapets. Landowner to repair ASAP. Further historical research required.



Western Villas, 1-7 Station Road (1861-71)

Split terrace of 4 large Victorian bay-fronted houses on three floors, rendered under slate roofs, with attractive arched doorways and style original railings.

Some modern alterations



9 Station Road (circa 1900)

Late Victorian double front brick slate cottage
With suitable sash windows and porch

An attractive building of the period in good state of preservation in a prominent position by the bridge over the Glottenham Stream



Saxon Terrace (pre 1910)

Row of four three story brick and slate cottages with original roof dormers, some with original sash windows and string courses.
(No 1 just renovated) Circa 1900
Pedestrian access only.

Small but solid cottages with original features.



East Lodge, 22 Fair Lane # (pre 1841)

Early Victorian style brick and slate detached cottage with decorative brick front and chimney and period style porch

Attractive frontage with trained greenery



Holly Lodge, 26 Fair Lane (1841)

Early Victorian/Georgian style brick and slate detached villa, with low pitched roof, original style front door, sash windows and wrought iron fence

Well maintained, attractive frontage with trained greenery



The Old Lockup, Fair Lane #

Original Victorian lockup for temporary detention of miscreants. Doorway in upper floor. Of considerable historic interest. More research required.

Has modern extension to form a garage, and bricked up window, but could be restored for suitable storage use.



Station Road

Station Building, (1851)

Italianate style stationmasters house, booking hall and waiting room by railway architect William Tress. Remains in partly in use

Original C19 station building in good condition and of outstanding architectural, historical and industrial interest. One of a number of buildings on the railway line by the same architect in a variety of styles.



Station Signal Box, Station Road (c1851)

Adjacent to level crossing, contemporary with opening of railway. Remains in use.

Original C19 station building in good condition and of outstanding architectural, historical and industrial interest, and an example of an increasingly rare type of industrial building



Station Goods Shed (c1851?)

Original C19 station industrial building
In brick with corrugated sheet roof
Formerly goods shed for station
Current use: Garden Equipment Supply

*Appears in good structural condition
and of architectural, historical and industrial
interest, rare type of building for this area*



Darvell #

Large Edwardian period manor house
with decorative arts & crafts style facade
and arched stone door case.

*History as private residence, chest hospital,
current occupied by religious community.*



Bugsell Park

Converted triple oast house with tile roofs
with inserted dormer windows
and attached barn with slate roof.
Timber window frames throughout
and working UPVC cowls

Converted to a high standard,
marred by painted oast walls.



Northbridge Street

The Old School, (1839)

Large brick & tile school building
with unusual diamond iron window frames
and decorative gables

*Converted for domestic occupation
but with many external original features*



Salisbury House (1891)

Large Victorian double front villa
with appropriate window sashes
and iron railings adjacent to river bridge

*Handsome detached villa
in good condition and prominent position*



2 Northbridge Street

Brick and tile hung period cottage
with original style casement windows.

*Forms parts of the same block as School Terrace,
which is nationally listed*



Hodsons Mill (1878, rebuilt 1902)

Large Victorian brick & slate mill building,
Structurally sound, with original
cast iron window frames

*To be converted to alternate uses
as part of development site*



Linton House

Brick & tile double bay Victorian villa
with sash windows and suitable front door.
Dormers may be later insertion.

*In good condition, a well preserved example
of the period*



Salehurst

Church Farm Oast

Mixed period converted farm building ?
With a variety of styles including stone, brick,
timber framing and tile

More information required



The Old Vicarage # (pre 1841)

Large late gothic style brick & slate
former vicarage to St Marys Church.
Decorative brick facades, chimneys and
porch, with large gables and
stone mullioned windows.



Goodgrooms Oast # (late C19?)

Square oast and barn in brick, tile & weatherboard
converted to residential in prominent position
adjacent to the churchyard.

*May be a recent conversion, no history of occupancy
available*

Recently renovated with plain weatherboard cladding



Church Farm Outhouse

Two story outhouse
In brick, tile & weatherboard.

*More research required as to
history and function*



Old Stone cottage # (pre 1841)

Predates 1841 census.

Large cottage in stone, weatherboard & tile.

(stone possibly recycled from abbey?)

Recently restored with appropriate timber framed casement windows and oak frame garage.



Potters Croft # (post 1621! pre 1841)

Small roadside brick, weatherboard & tile detached cottage, with some period windows .

*Possibly built as a squatters cottage
Present on an estate map of 1621!*



Butts Cottage, Beech House Lane # (1660!)

Brick, tile & weatherboard cottage
With appropriate casement windows,
With large picture window inserted.

**Dated to 1660
More research required*



Stone Cottage, Park Farm #

Stone built (with stone from abbey?)
with original tile roof
and appropriate casement windows

*Modern weatherboard extensions at rear
and zinc porch roof
detract from period character*



Park Cottage, Park Farm #

Traditional Sussex tile and render
farmhouse with twin chimneys and outhouse

Detail of frontage required



Walters Farm, Poppinghole Lane

Farmhouse:
Victorian style villa

More details required



