



CAMERON BOSQUE BROOKES ARCHITECTS

London | Cambridge | St Ives
0208 050 6206 | 01480 301 554
www.cbb-architects.co.uk
info@cbb-architects.co.uk



HERITAGE STATEMENT

Rolvenden Primary School, Hastings Road, Rolvenden, Cranbrook, TN17 4LS

Proposed single storey front and side extension and temporary car park during construction

This Heritage Statement has been written to support the application. The National Planning Policy Framework 2021 (NPPF) requires an Applicant to describe the significance of any heritage assets affected by the proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194). This Statement provides an appraisal of the heritage assets affected and assesses significance in accordance with the policies contained in the NPPF and the guidance contained in Historic England’s Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets. The impact of the proposed works on the significance of the heritage asset is then described and considered.

The site is located along Hastings road (A28) near to the junction with the High Street and St. Mary the Virgin Church. Immediately either side of the plot along Hastings road and opposite it are residential properties. Behind the school are playing fields. The site is set within the conservation area and within the High Weald Area of Outstanding Natural Beauty (AONB). It is located towards the southern end of the Rolvenden Street Conservation area. Either side of the school, along Hastings Road are a number of 18th Century houses surrounding the site as well as a number of more modern buildings. These predominantly feature red brick, clay roof and hanging tiles as well as white painted weatherboarding. Opposite the site are a number of older properties including the parish church of St. Mary the Virgin.

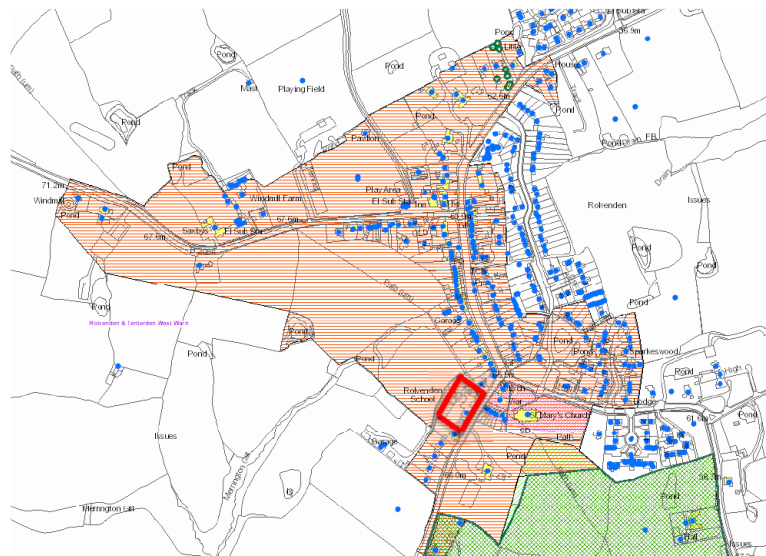


Fig.1 Rolvenden Conservation Area with the site outlined in red.

There are a number of listed properties within the conservation area, none of which form an asset grouping (See fig. 2 below). These include the following:- School House: Grade II listed 18th Century House immediately to the south of the plot (not related to the school). This includes clay roof & hanging wall tiles, red brick and white painted weatherboarding. 2 and 4 High Street: Grade II listed 18th Century cottages to the North of the site clad in white painted weatherboarding.

8-22 Hastings Road: Two rows of Grade II listed cottages, located on the opposite side of the road, between the road and church yard. 8-14 are 18th Century buildings and 16-20 are earlier 16th Century timber framed buildings. Parish Church of St. Mary: Grade 1 listed church located opposite the site behind 18-22 Hastings Road cottages. This features rubble sandstone and ironstone walling. It comprises of parts built predominantly in the 14th and 15th Centuries.

The application site is not listed. See the listed properties and the school (shown in red) and proposed single storey extensions (shown in teal) on the map below.



Fig 2 map showing listed buildings and application school

The proposals will not have any impact on any of the listed buildings. The side extension which is visible from the road is set back to show the hierarchy and ages of the extensions and alterations. The gable frontage and brick finish matching the existing will ensure that the alterations are in keeping. The proposals will provide valuable additional classroom space. The proposals will not have an adverse impact on the conservation area or on any heritage assets.