

LINTON CONSERVATION AREA

PROPOSED BOUNDARY ALTERATIONS



**FOR
MAIDSTONE BOROUGH COUNCIL**

Drury McPherson Partnership
Historic environment policy and practice

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Drury McPherson Partnership
 23 Spencer Road
 Twickenham
 TW2 5TZ
 Tel: 020 8977 8980
 e-mail: mcopeman@dmpartnership.com
 website: www.dmpartnership.com

1 INTRODUCTION

1.1 Commission

1.1.1 This report responds to the brief provided by Mike Parkinson of Maidstone Borough Council (MBC) to Drury McPherson Partnership (DMP) on 27 February 2015, for a survey of the area and a report on the desirability of designating extensions to the Linton Conservation Area. The scope of the report was set out in DMP's tender proposal dated 16 March 2015, and DMP was formally commissioned by the Council on the basis of that proposal on 23 December 2015. The report has been prepared by Michael Copeman, Associate, DMP.

1.2 Background and Structure of Report

1.2.1 Linton Conservation Area was designated in 1972 and certain boundary alterations are understood to have been made in 1974. The records relating to the designations are no longer available.¹ The existing boundary is shown on Map A.

1.2.2 The report has been prepared in the context of Maidstone Borough Council's *Linton Conservation Area Appraisal 2008* (CAA) and *Linton Conservation Area Management Plan 2010* (CAMP). The appraisal recommended that, in due course, consideration should be given to various changes to the conservation area boundaries, subject to further study and survey (CAA Section IV, p.22). It identified several areas for review, which were considered in more detail in the Management Plan (Linton CAMP - Section IV, p6 and maps 1A, 1B).

1.2.3 The additional areas recommended for potential designation included: Linton Park, its mansion house and associated estate buildings; the car park to the north of St Nicholas Church; the southern side of Wheelers Lane; the western part of Vicarage Field; the Old Forge and a strip of land to its north on the west side west of the A229; and Loddington House, with its adjacent former farm buildings. It was also recommended that some other minor changes should be made to rationalise the boundary to reflect current property lines or landscape features, including the de-designation of some small areas. These make up the study area.

1.2.4 The report assesses each of the areas recommended for inclusion as a 'character zone', summarising its overall character, its relationship with the existing conservation area and appraising the buildings within it, against the principles contained in the most recent relevant guidance published by English Heritage (now adopted by its successor organisation, Historic England)² and the Linton CAA and CAMP. In line with the 2008 Linton

¹ *Linton Conservation Area Appraisal*, Maidstone Borough Council 2008:2

² *Understanding Place: Conservation Area Designation, Appraisal and Management*, English Heritage 2012

CA Appraisal, buildings and structures have been assessed according to the extent of their contribution to the character and appearance of the character of the Conservation Area. They have been graded as follows:

- *Essential* - buildings/sites which, because of their high historic or architectural interest or townscape function, must be retained.
- *Positive* - buildings/sites which make a positive contribution to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration, but could be restored to their original appearance relatively easily.
- *Neutral* - buildings/sites which do not harm the character of the area, but whose retention is not necessary.
- *Negative* - buildings/sites which harm the area's character and where redevelopment would be advantageous.

1.2.5 Those buildings or sites which are assessed as 'essential' or 'positive' will not be considered appropriate for redevelopment. Proposals for redevelopment of 'neutral' sites will need to provide an enhancement over the existing situation, and the redevelopment of sites/buildings identified as 'negative' will be positively encouraged wherever possible.

1.2.6 The survey also included a review of the remainder of the existing conservation area boundary. Apart from the alterations considered below, it was found to be appropriate.

1.3 Acknowledgements

1.3.1 We are grateful to Linton Park plc and in particular to Ms. Rebecca Wragg, Estate Manager; and to Mike Parkinson, Conservation Officer, Maidstone Borough Council.

1.4 Sources and References

1.4.1 The report is based on site visits in January and February 2016, archive research at the Kent Library and History Centre (KLHC) Maidstone and on published material.

2 CURRENT PLANNING POLICY

2.1 National Planning Policy

2.1.1 The legal basis for conservation areas, as it was when the CAA and CAMP were written, is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. National planning policy for plan-making and decision-making affecting designated heritage assets and their settings (as well as non-designated

heritage assets) has since been completely revised. Current policy is set out in the *National Planning Policy Planning Framework* (NPPF),³ published in March 2012, supported by the *Planning Practice Guidance* (PPG) published (online) in March 2014⁴.

- 2.1.2 The NPPF and PPG set out the criteria against which applications for development (planning permission), within the conservation areas, will be determined by the Council.
- 2.1.3 There are numerous listed buildings within the conservation areas. Listed building consent (LBC) is required for all works affecting their special architectural or historic character,⁵ both internal and external, whether or not a particular feature affected is specifically mentioned in the statutory list description. LBC is not normally required for routine (like-as-like) repairs, but may be required where such repairs could affect the special character of the building.
- 2.1.4 Listed building consent does not supersede the need to apply for planning permission. Where works or changes of use constituting development are proposed, planning permission must be sought in parallel with listed building consent.
- 2.1.5 The over-arching aim of NPPF is that there should be "*a presumption in favour of sustainable development*" (para. 14). One of the three dimensions of sustainable development is environmental and this includes "*protecting and enhancing ... the built and historic environment*" (para.7). A core principle of the planning system is that it should "*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*" (para. 17)
- 2.1.6 Conservation areas are "designated heritage assets". Therefore, they are subject to the national planning policy for such heritage assets and their settings, set out in Section 12 of the NPPF, *Conserving and enhancing the historic environment*. NPPF requires that decisions about whether change is acceptable should be based on the effect on the significance of the heritage asset concerned. A full understanding of that significance is therefore the first step in determining applications for development. For conservation areas, this is set out in the relevant appraisal.
- 2.1.7 NPPF advises local planning authorities that: "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable,*

³ *National Planning Policy Planning Framework*, Department of Communities & Local Government, 2012

⁴ <http://planningguidance.planningportal.gov.uk/>

⁵ Planning (Listed Buildings and Conservation Areas Act) 1990, Ch. II, Pt I, s.7ff.

any harm or loss should require clear and convincing justification." (Section 12: para 132).

- 2.1.8 With regards to designation (or extension) of conservation areas, the NPPF states: "*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest*" (Section 12: para 127).
- 2.1.9 The significance of the setting of heritage assets and the impact of development on them is recognised at para. 128 of the NPPF. It defines "setting" (at p56) 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.*" Development may affect the setting of a conservation area, for example, by intruding on views into or out of the designated area, or by altering the character or use of the landscape or townscape that surrounds it.

2.2 Historic England guidance on conservation areas

- 2.2.1 This management plan reflects the guidance published by English Heritage on the management of conservation areas, as contained in *Understanding Place: Designation, Appraisal and Management of Conservation Areas* (2011)⁶. Although this document refers to English Heritage and predates the publication of the NPPF and PPG, it is the current advice and guidance and will in due course be adopted by Historic England and revised. The same applies to the other documents mentioned below.
- 2.2.2 English Heritage also produced guidance on *Local Heritage Listing* (May 2012). This includes suggested criteria for local listing, which have been used as the basis for the recommendations in this management plan. Locally listed buildings are those, which, while not meeting the criterion of national importance that would justify statutory listing, have special interest in the local context and meet criteria adopted by the local authority. In conservation areas, a local list can identify the unlisted buildings that make the most significant contribution to the character of the area. Local listing does not bring additional statutory controls, but will be taken into account by the Council when considering applications for development. Maidstone Borough Council does not currently have a comprehensive local list, but hopes to develop one in due course.

⁶ Available from English Heritage's website, www.helm.org.uk

2.3 Local policy and guidance

- 2.3.1 A new Maidstone Borough Local Plan is in preparation. At the time of writing (February 2016), the draft plan is subject to consultation under Regulation 19. Draft Development Management Policy DM10 covers the conservation of the historic and natural landscape. It states that:
- "... developers will ensure that new development protects and enhances the historic and natural environment, where appropriate, by incorporating measures to:*
- i. Protect positive historic and landscape character, heritage assets and their settings... from inappropriate development and ensure that these assets do not suffer any adverse impacts as a result of development;*
 - ii. Avoid damage to and inappropriate development within or adjacent to: a. Cultural heritage assets protected by international, national or local designation and other non-designated heritage assets recognised for their archaeological, architectural or historic significance, or their settings..."*
- 2.3.2 The Council has adopted supplementary planning documents (SPD) and endorsed supplementary guidance documents (SG), including two design guides, which means that they will be taken into account in determining planning applications. Maidstone BC's *Residential Extensions Supplementary Planning Document (SPD) (2005)*⁷ provides both general advice and specific guidance that in conservation areas, extensions should preserve or enhance the character of the conservation area" as described in the conservation area appraisal. The *Kent Design Guide (SG) (2008)*⁸ includes detailed advice on how to design buildings in keeping with their historic context through the use of appropriate forms, massing, scale, materials and details, and emphasises the need for building to respond individually to the unique characteristics of each conservation area.

3 CHARACTER OF THE EXISTING CONSERVATION AREA

3.1 Introduction and Topography

- 3.1.1 The special architectural and historic character and appearance for which the Linton Conservation Area was designated are described in the 2008 appraisal. This section is intended only to highlight the key characteristics of the area to provide a context within which the character and appearance of the proposed extensions can be evaluated.
- 3.1.2 The present conservation area covers the village of Linton, a linear settlement centred on the Parish Church of St Nicholas and extending north- and south-wards along the main road between Maidstone and

⁷ http://www.maidstone.gov.uk/_data/assets/pdf_file/0014/12074/Residential-Extensions-SPD-2009.pdf

⁸ http://www.maidstone.gov.uk/_data/assets/pdf_file/0010/25489/Kent-design-guide-2005-SG-2009.pdf

Cranbrook, now the A229. The topography of the area is dramatic. To the north of Linton, a ridge of high ground runs east-west. North of this is a plateau, now the southern urban fringe of Maidstone. The B2163 runs along this ridge on the northern boundary of Linton Park. The northern part of the park and the farmland to the west are relatively level, but some 750m to the south of the road is the edge of the escarpment, where the underlying geology changes from the greensand of the Maidstone Ridge to Wealden clay and the land falls away to the south and south-west. From its junction with the B2163, the A229 drops sharply into Linton Village and then descends more gently until it crosses the river Beult some 2km to the south of the village and continues into the Weald.

- 3.1.3 This landscape gives the village one of its most distinctive characteristics, with the church placed on a small promontory on the very edge of the scarp. Linton Park was designed to take advantage of the same natural features, and the mansion stands on the south-facing slope of the ridge, commanding long views across its park to the south and well beyond.

3.2 Archaeology

- 3.2.1 There is relatively little known archaeology within the study area. The Kent HER⁹ records 'ditches, hearth and pit' possibly dating to the late Iron Age, to the south of Heath Road. This may relate to the earthworks associated with Boughton Quarry Camp. There are no archaeological designations affecting the study area.

3.3 Historical Development

- 3.3.1 The historic core of the village is close to the Parish church, which was in existence by at least the 13th century.¹⁰ The earliest fabric is 14th century. It was restored and extended by RC Hussey in 1860. It is listed grade II*. The whole village was historically part of the Linton estate¹¹ and its development has been closely linked to the estate and its owners since at least the medieval period. The mansion and its landscape park (a grade II* Registered Historic Park and Garden) are to the west of the village, outside the conservation area.
- 3.3.2 The earliest maps of the village, from the late 18th century, show that the village houses were almost all on the west side of the road, with only the church, the almshouses to its north (founded in 1611 and rebuilt on the same site in the mid-19th century) and a park lodge, on the east side of the road. Thus from at least the 18th century, the Linton Park dominated not only the economy of the village, but also its layout. What had once been a nucleated settlement around the church had been forced to become a

⁹ Kent HER: ref. TQ 75 SE 149

¹⁰ Hasted 1798

¹¹ Tithe Map 1841

linear scatter of cottages on the west of the road, while the parkland on the east remained undeveloped.

- 3.3.3 The 1841 Tithe award records the 5th Earl Cornwallis as owning a great majority of the land in the parish, as well as extensive property in the adjoining parishes; his Kent estate extended to over 13,500 (5,463 ha).¹² Understanding the history of the park is complicated by its administrative history. A strip of land to the south of Heath Road, outside the historic parkland, but including two lodges, lies in Loose parish. The eastern part (amounting to perhaps a third of the total area) was within a detached part of Maidstone parish¹³, until the boundaries were redrawn in the 1883.¹⁴
- 3.3.4 Most of the estate buildings within the present conservation area date from the second half of the 19th century, especially from the ownership of Fiennes Stanley Wickham Cornwallis MP (1864-1935). The earldom had become extinct in 1852 and he inherited the estate through the female line, following the death of the 5th Earl's daughter and heiress, Lady Julia Mann (Lady Holmesdale after 1866) in 1882. Not to be confused with the Earls Cornwallis, FSW Cornwallis was raised to the peerage in 1927 as Baron Cornwallis of Linton (i.e. of the second creation). His monogram may be seen on many of the estate cottages.
- 3.3.5 There is relatively little 20th century development along the main road. It was not until after the Second World War that the village expanded significantly, with the development of housing along the old Wheelers Lane that ran westwards from Linton Hill, and the local authority housing on a wholly new street that branched to its north, Cornwallis Avenue. Most new houses in the village since c1970s have replaced or converted existing buildings, and the extent of the built-up area has remained largely unchanged.

3.4 Architectural character

- 3.4.1 There are several early listed buildings in the village, including most notably the Old Vicarage of c1500 and the Bull Inn of c1700, but the old core of the village is very small and comprises little more than a scatter of buildings around the church. There are several other 17th and 18th-century houses in the area that have their origins as rural cottages or farmsteads, but Linton is essentially an estate village and its distinctive architectural character derives to a considerable extent from 19th century buildings associated with the Linton Park estate.
- 3.4.2 Apart from the Almshouses, the estate buildings are mainly to the south of

¹² Cleggett 2010:51

¹³ See OS map 1868-72

¹⁴ Thornburgh, R. *The Boundary Stones Of The Parish Of Loose, Kent*, Loose Area History Society, 2004

the early village core by the church, and include Old School, School Cottage, Schools House of the period 1860-80, the Village Hall (1887) and numerous cottages. The estate buildings are notable for their consistent design. The use of the domestic gothic revival architectural style on the estate, derived from the work of architects such as Pugin and Butterfield, was established during the tenure of Lady Julia Mann between 1852 and 1882. It was characterised by ragstone walling, tall chimneys and gables with timber barge-boards. Examples include The Almshouses (probably the earliest), South Lodge (originally known as West Lodge) Keeper's Cottage and The Paddocks. A series of semi-detached cottages were built in the 1880s for F.S.W. Cornwallis, on Linton Hill and Wheelers Lane, each unit having a gable to the front and side and a gabled porch. The latest examples, 1-4 Redwall Cottages in Wheelers Lane of c1895, are plainer, with rendered brick walls, but continue in essentially the same style, with steep roofs, prominent gables and tall (here brick) chimneystacks.

3.5 Views

- 3.5.1 The topography noted above means that views into and out of the present conservation area are important. There are long views from high points such as the church and through the gaps between the houses along the main road across the Weald to the south and south-west. To the east, Linton Park provides the village with an almost completely undeveloped, idealised countryside of undulating pasture and mature trees. In views from the west, the linear nature of the village is apparent, but the landscape is still dominant, with farmland in the foreground characterised by its traditional use for fruit-growing, and the designed parkland as its backdrop.

4 PROPOSED EXTENSIONS TO THE CONSERVATION AREA

4.1 Character Area: Linton Park

Location

- 4.1.1 This character area comprises Linton Park and its associated buildings and structures. The park occupies all the land to the east of Linton village, bounded by Linton Hill to the west, Loddington Lane to the east and a line some 100-150m south of Heath Road in the north. The northern boundary of the park changed slightly over the years, but had its origins in a route that formed the historic boundary between Loose and Linton Parishes. This was replaced in the early 19th century by the present road (when the northern section of Linton Hill was also straightened.) In 1841, an inn, the Star, stood at the northwest corner of the park, opposite a group of buildings on the site of the present Hill Top Cottages and Larchwood Grange. The park was extended to the northwest with a lodge and entrance at the junction of Heath Road and Linton Hill, presumably when the road was realigned in the early 19th century. The boundary of the Registered

Park and Garden (RPG) illustrates the extent of the park after this date.

- 4.1.2 The area suggested for inclusion in the conservation area includes all the land between the park and Heath Road with the exception of Linton Park School.
- 4.1.3 The mansion and the pleasure grounds that surround it are not accessible to the public, but the park is traversed by public footpaths. The most important of these is part of the long-distance 'Greensand Way'. This crosses the park just to the north of the house from St Nicholas's churchyard to Loddington Lane, by Loddington House. There are fine views from the footpath down the main avenue to the mansion and beyond into the weald. A second path runs from the point at which the Greensand Way crosses the northern avenue, to Linton Hill. A third path crosses the southern park, from Loddington Lane to Linton Hill, just to the north of the lake (see map 3).

Historical Development

- 4.1.4 The mansion is partly, but not wholly, on the site of an earlier house known as Capell's Court, about which little is known. It was recorded in the late 14th century as a seat of the family of the same name. It seems likely that the basic structure of the designed landscape was first laid out when the core of the present house was built in the 1730s for Robert Mann. Until at least the mid-17th century, there was another estate, called Loddington, occupying much of what is now the southern part of the park, with a house at its centre.¹⁵
- 4.1.5 Its architect of the 18th-century house is unknown. It was of two storeys and seven bays, and is incorporated in the central block of the present mansion. The entrance hall is still recognisably of the 1730s, along with interior details in some of the other ground floor rooms.
- 4.1.6 The earliest known map of the park is Andrews and Drury's 1769 map of Kent.¹⁶ The scale is small, but it shows a building called Linton Place (as it was known until the 20th century), roughly square in plan, on a similar site to the present mansion, with a large and complex formal garden to its south. There was a large service court to the north east of the house. The beech avenue running northwards on the axis of the house is clearly shown, and the park then lay mainly to the north of the house, although the map suggests that it was quite heavily wooded to the west of the avenue. The avenue has been dated to c1755. There was a small area of open parkland to the south of the formal gardens. On the eastern boundary of the service court and formal gardens was a road running north-south which may coincide with the historic parish boundary between Linton and Maidstone

¹⁵ Colvin & Moggeridge 2002:7

¹⁶ KHS ref. [EK/U20/1](#)

parishes. To its east there are other structures or buildings, possibly the home farm.

- 4.1.7 Hasted's 1796 *History of Kent*¹⁷ includes another small-scale map. It shows Linton Place at the centre of a park more or less of the size and shape that it is today, so it seems to have been laid out in the second half of the 18th century. The map shows a second avenue running westwards from the house and, although the map cannot be taken as topographically accurate, there was certainly an elm avenue from the house to the church in the 19th century, which may have been planted in the 18th century.¹⁸ It was replaced with *Wellingtonias* in 1864.¹⁹ The road to the east of the house is still shown, but may have been disused by this date.
- 4.1.8 The kitchen garden is identifiable as an enclosure on the 1801 Ordnance Survey Surveyors drawings.²⁰ The surviving red brick walls (they are incomplete) with ramped ends appear to date from the later 18th or very early 19th century. The ice-house (listed grade II) is also of the late 18th century. It is a very large example of the type, a brick-lined underground chamber, insulated by the earth with which it is covered. It is unusually deep, at c8m, and spheroidal in shape. It has a vaulted brick entrance passage to the south-west, and one brick is inscribed J.E. 1788.

¹⁷ Hasted, E. *The History and Topographical Survey of the County of Kent: Volume 4* Canterbury, 1798, at: <http://www.british-history.ac.uk/survey-kent/vol4/pp365-371>

¹⁸ RPG List Entry

¹⁹ *ibid.*

²⁰ *ibid.*



Figure 1: Part of wall to former walled garden



Figure 2: Ice-house

4.1.9 Two other structures in the park may date from the late 18th century. A small Gothick folly, of rendered brick, terminates the grassed North Walk,

just to the south-east of the churchyard. It has three openings with pointed arches and pinnacles at its corners. A stone sundial attributed to Thomas Wright (1711-86), formerly with metal dial (now lost) set on a vase pedestal with ionic capital, stands to the south of the house. Both of these features are listed grade II. Neither is shown on any of the early maps. The sundial may have originated in another location, as it is now a feature of the early 19th century garden design.



Figure 3: Gothick folly at west end of the North Walk

4.1.10 In 1814, the estate passed to Rev. James Cornwallis, Bishop of Lichfield, who commissioned Thomas Cubitt in 1821, or 1822, to extend the house. The Bishop succeeded his brother as fourth Earl Cornwallis in 1823, but died the following year. The fifth Earl Cornwallis, also James, retained Cubitt and the house was greatly extended to the designs of Thomas and his younger brother William. The central block was raised to its present three storeys, the east and west wings and south portico added and the exterior was stuccoed, to give the house its present, austere neo-classical character. The principal interiors date from the 1825-30, in the Louis XVI Revival style and include an antechamber with an elaborately painted ceiling. The house is listed grade I.²¹

²¹ Statutory List Entry



Figure 4: Linton Park house from the south-east

4.1.11 Several buildings associated with the mansion were built at this period. The Stables (listed grade II) are now garages. They are of painted brick with a slate roof, composed as three pedimented pavilions with lower linking ranges; the central block taller, with a clock- and bell-tower. In front, to the west of the stables is a paved yard with stone setts.



Figure 5: Stable block

4.1.12 The North Lodge (listed grade II) is a single-storey, stuccoed building with a slate roof, on a cross plan with a prominent central chimney-stack. This lodge went out of use when a new entrance was made in the 1860s by the junction of Linton Hill and Heath Road (with a new lodge, now demolished). This remained in use until c1938, but by 1946²² the 19th century entrance, between prominent gate-piers to the west of North Lodge, had been reinstated. It is not known when the gate piers were removed and the present entrance created.

²² Country Life 1946:581



Figure 6: North Lodge

4.1.13 The unusual laundry, now much altered and converted to residential use as White Lodge, is also of this period. The plain, much-altered house now known as East Lodge, although it never seems to have related to a driveway, also dates from the time of the 5th earl. It is stylistically consistent with the other buildings of similar date on the estate and it is shown (as is the laundry) on a sketch plan of the park dated 1852.²³

4.1.14 The same 1852 plan is notable for its clear delineation of the park boundary, which runs westwards from the north of East Lodge, and turns north to Heath Road on a line just to the west of what are now Wyckham Cottages.

²³ KHLC U24/P30 (plan showing water supplies in Linton Park, drawn by John Robson)



Figure 7: East Lodge

4.1.15 As well as extending the house, the earl invited the eminent garden designer and horticultural writer John Claudius Loudon (1783-1843) to visit Linton and make proposals for the improvement of what was still a relatively modest late-18th-century landscape park. The present layout of the park and gardens was based on a report he wrote after his visit²⁴ and it seems probable that he continued to advise on their development in the 1830s. The structure of the pleasure gardens and a number of surviving features in the park can be associated with his proposals.

4.1.16 Of equal or even greater significance in the evolution of the pleasure grounds was John Robson, the head gardener from c1849 until his death in 1876. In 1858, Robson was instructed by Lady Julia to design and plant hugely elaborate new ornamental gardens, which he developed during the following two decades within Loudon's framework.²⁵ Linton became one of the most notable mid-Victorian country-house gardens, including spectacular floral show-pieces intended to be seen from the house, walks, a pinetum, avenues, a croquet lawn and extensive fruit, vegetable and nursery gardens to supply the needs of the house and estate. Although much of the 19th century planting was abandoned and the structure of the garden eroded during the 20th century, Robson wrote - and was written about - extensively, in influential contemporary periodicals, principally the *Journal of*

²⁴ Loudon JC, *Remarks on the Improvements proposed to be made at Linton Place*, London. 1825

²⁵ Morgan J., Richards A, 1990:156

Horticulture in 1859, 1861 and 1866.²⁶ Moreover, a series of labour account books (in effect, day-to-day records of Robson's garden management) survive from the period 1864-1873,²⁷ which gives a detailed picture of the garden and estate. As a result, considerably more is known about the evolution of gardens during the later 19th century than is usually the case, adding greatly to its heritage significance and providing the basis for its restoration.

- 4.1.17 The estate is shown in detail on the 1841 Tithe Map and award. There was nothing within the park identified in as a farmstead, suggesting that the whole park was treated as such; that is to say, lightly grazed, but maintained primarily for its visual qualities rather than its agricultural value. The map shows cottages in many of the same locations as exist today in the village, so it appears that almost all the extant estate cottages replaced or rebuilt existing ones.
- 4.1.18 It is clear from the 1841 map that some, but not all, of Loudon's garden proposals had been carried out. They include elements of the semi-formal gardens to the south of the house, where grass terraces are shown flanking a central axis that lacks the extant (listed) steps. To the east is the south-sloping lawn, enclosed by beds and serpentine paths, with the present axial path and fountain basin, and the ha-ha beyond it.
- 4.1.19 The present extent of the southern part of the park derives from Loudon, who recommended that the boundary of the park be moved eastwards to Loddington Lane by removing the old roads that ran through it (see above) and establishing the lake (called Castle Pond on the tithe map) and the adjacent blocks of woodland be established. The map shows a drive to the south entrance on Linton Hill, although the present lodge building is a later 19th century replacement. Loudon's proposals also included planting to the west of the (north) avenue including the sweet chestnut plantation and shrubs in diamond fencing to its south.
- 4.1.20 Other features may derive from Loudon's advice, but have been created later. He advised on planting conifers in 1825, and a Pinetum containing many rare and newly imported species was well established by 1861 (however, among its most notable trees are two Wellingtonias (Giant Sequoia), a species that was first introduced to Britain only in 1853. An orangery, which was described in 1859 as a 'roundish' structure, may have been Loudon's design.²⁸ It was replaced by a cast iron conservatory or Winter Garden with a cruciform plan on the south side of the walled garden in 1864.²⁹

²⁶ Sell, Wade, Postins, 1988:8, 9

²⁷ KLHC U24/A7-A12

²⁸ Sell, Wade, Postins, *op cit*, 1988:10

²⁹ Cleggett 2010:52

- 4.1.21 The ornamental gardens were extended to the west c1864-6 and various other features were added, following the marriage of Lady Julia Mann to Lord Holmesdale in 1862. The amphitheatre west of the house was formed at around this date, as were Robson's schemes of planting including the Rosery, Basket and Dutch gardens³⁰, all of which featured formal flower beds in complex shapes that were planted with annuals in varying themes of colour and effect from year to year.
- 4.1.22 By the date of the 1869 Ordnance Survey map, the park had been slightly reconfigured. The northern boundary followed the old parish boundary with Loose, except to the north-west, where it extended as far as Heath Road. The new entrance had been established in the extreme north-west corner of the park, with the new lodge. The drive to old North Lodge (listed grade II) had been abandoned. A second drive led to the South Lodge (then known as West Lodge). Two small buildings are shown at the junction of Loddington Lane and Heath Road. Stone House and a row of very small cottages to its east (rebuilt as 3-6 Wickham Cottages in the 1930s) are shown on Heath Road.
- 4.1.23 The map shows a 'rifle range' or butts in the park to the south-west of the mansion, aligned diagonally from north-west to south-east with a target at the south-east end. Its primary purpose seems to have been for the enjoyment of house-guests. Possibly associated with this is a grass platform, now surrounded by a ring of small trees with a cylindrical stone post or 'obelisk' at its centre and a semi-circular stone cill with a radius embedded in the ground c3m from the post. The post has a lead-lined socket in its top, evidently to mount some sort of equipment. It may have been a telescope used for target spotting. It was suggested that it is the remains of an observatory,³¹ but its location, and the absence of any sort of enclosure makes this unlikely; it is not shown on the Ordnance Survey maps.

³⁰ *ibid*

³¹ RPG List Entry 2015:4



Figure 8: Stone post in woods to the west of mansion

4.1.24 By 1869, the north side of the walled garden was a complex of outbuildings, sheds and greenhouses. These may have incorporated some farm buildings, but, as in 1841, there does not seem to have been a home farm in the usual sense of a dedicated farmstead within the park. To the north of these buildings is an orchard. To the east of the walled garden was the head gardener's cottage, a 'brand new four-bedroom house' built in the early 1860s for Robson,³² now replaced by Cuckoo Fields house. To the south-west, between the head gardener's cottage and the walled garden, two buildings are shown aligned at an angle to the other structures in the area, facing several small enclosures, suggesting uses as a kennels or piggery; or possibly even a poultry yard, since Lady Holmesdale was an enthusiastic breeder and exhibitor of poultry.³³ The northernmost of these occupies the same site as, but does not exactly coincide with the plan of, the extant building.

4.1.25 By the date of the next Ordnance Survey in 1896-8, the house and park may be regarded as being at the height of their development. Keepers Cottage and The Paddocks are present, and the pair of red-brick cottages, now 1-2 Wyckham Cottages, on Heath Road had been built. The whole northern part of the park is wooded, with only the driveway to the north-west lodge and its borders demarcated as 'parkland'. A line of new glasshouses is shown running east-west within the walled garden.

³² Morgan J, Richards A, 1990:222

³³ Clegget 2010:153-4



Figure 9: The Paddocks



Figure 10: Keeper's Cottage

- 4.1.26 By this date only one building is shown in the area between the walled garden and the head gardener's cottage; it appears to be the extant structure, known since at least the late 20th century as the 'potting shed'³⁴, although it seems improbably large for this purpose, and there were other potting sheds to the north of the present walled garden. It has three short, parallel gabled ranges, those to each end of a single storey and the central one of two storeys. They were evidently originally linked with lower 'M'-roofed structures (now lost), possibly open to the front and with arched openings with grilles to the rear (now blocked). The outline of the roofs can clearly be seen in paintwork on the surviving walls. The building is of yellow brick with a patterned clay tile roof and few decorative details, except a finial on the apex of the central gable. Its appearance suggests a date of 1890-1900.
- 4.1.27 The original function of the building is uncertain. The 1938 Sales particulars list very extensive 'garden buildings', such as the 'brick built Root and Potato Store in 7 compartments with Loft over part'³⁵, but none is clearly identifiable with, or described as, the present, detached 'potting shed'. The structure has some similarities with hunting kennels (a beagle pack was kept on the estate³⁶), but the 1938 Sales Particulars³⁷ give a full description of the Beagle Kennels, described as 'brick rough-casted' and almost certainly those (now demolished) near The Paddocks that are shown on the 1909 OS map. Another range of kennels is described adjacent to Keeper's Cottage and it is known that there a 'small dog kennel' was built 'near Keepers Cottage' by Lord Holmesdale in the 1860s,³⁸ which were replaced in 1887.
- 4.1.28 The building originally seems to have faced into a large enclosure, of which only a small section to the north-east now survives. This may be the area noted in the 1875-6 Valuation³⁹ as: 'piece above laundry... part... has been taken for new kitchen garden'. Given the proximity of the head gardener's house, and the fact that to its rear was small glasshouse, it seems probable that that the enclosure was a indeed a garden - quite possibly a nursery - and that the building was associated with it, potting, perhaps among other functions, taking place there. It was usual for the gardens of great houses in the 19th century to produce seedlings, for their own use and for sale; Robson certainly undertook this on a large scale.

³⁴ Sales Particulars 2014 Strutt and Parker. <http://struttandparker.reapitcloud.com/stprps/pdf.php?p=CAN140311>

³⁵ *ibid* 17

³⁶ Clegget 2010:62

³⁷ Sales Particulars 1938 John D Wood & Co. KHLC 333.333

³⁸ Clegget 2010:53

³⁹ KHLC U24/E5



Figure 11': The 'Potting Sheds'

4.1.29 Also dating from the late 19th century is a small animal cemetery just to the south west of the house, containing Cornwallis family pets.



Figure 12: Pet Cemetery

4.1.30 Also shown on the 1898 map is the cricket grounds and pavilion (now listed grade II). The Linton Cricket Club was founded in 1787 and moved to the present site in 1861. The present pitch was laid at the expense of the club's then patrons, the Cornwallis family, and the pavilion built in 1887.⁴⁰ The pavilion is one of only 13 examples of this building type to be listed, all at grade II. The pavilion is a pre-fabricated corrugated iron structure on a brick plinth, with iron columns and cresting and wooden barge-boards, clock tower and internal walls and roof structure.

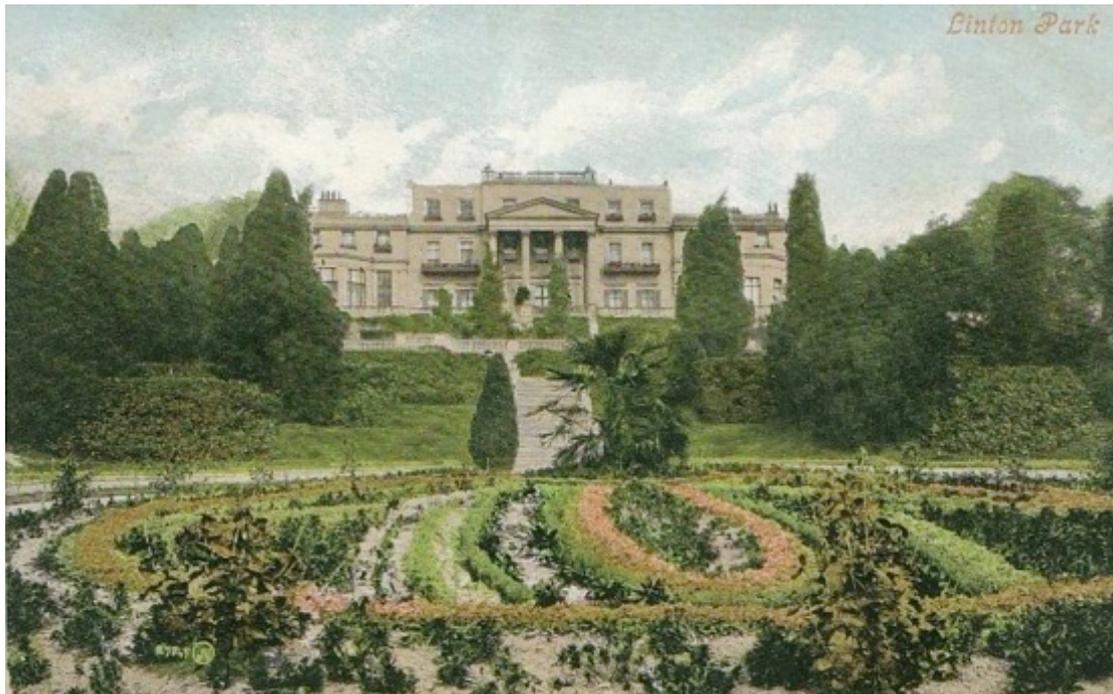


Figure 13: Postcard of the house in 1906 (Wikipedia: open source)

4.1.31 The 1909 Ordnance Survey shows few changes from the previous decade, except for the construction of the model farm buildings, of c1900, north of the walled garden, to the east end of the old orchard. The buildings are of some interest, particularly for the almost comically exaggerated gable to the east end of the northern range. They are of red brick with tiled roofs, forming three sides of a sloping courtyard, the southern side enclosed by a brick wall. The north range has an attic, possible originally providing accommodation, with triangular dormers and tiled roof vent structure. They owe something, stylistically, to the 'Old English' style of Norman Shaw, and his contemporaries, but 20 or 30 years out of date, although their architect may perhaps have aspired to the more contemporary and 'authentic' style of Lutyens. The buildings are an eccentric fusion of 'vernacular' domestic and traditional agricultural forms, and quite different in their style and materials from the 'potting sheds', for example, of a few years earlier.

⁴⁰ Cleggett 2010:59



Figure 14: Home Farm

4.1.32 Lord Cornwallis, who had maintained the estate in the paternalistic, aristocratic tradition, died in 1935. In 1938, the house and park were sold to Olaf Hambro, member of a well-known London banking family.⁴¹ Hambro made a number of alterations to the house, demolishing much of the service yard to its east and removing the bay windows from the south front. His architect was David Styles of Maidstone.⁴² The 1938 Ordnance Survey map shows relatively few changes in the park. On Heath Road, the extant 3-6 Wyckham cottages had been rebuilt further back from the road, in a typical 1930s neo-vernacular style.

4.1.33 Hambro was responsible for the creation of the tennis courts and the adjacent swimming pool that replaced the former Winter Garden to the south of the walled garden.⁴³ The pool was originally within the 1864 conservatory,⁴⁴ which seems to have been removed during the 1950s or 1960s. In 1961, three detached houses were built on the site of the complex of glass-houses and service buildings to the north of the walled garden: Azalea Cottage, Magnolia Cottage and Wisteria Cottage. The three houses are similar; each of three bays, and two storeys, built of red brick with clay pantiled roofs, in a plain neo-Georgian style. Of the old garden

⁴¹ Sales Particulars John D. Wood and Co 1938 KHLC ref. 333.333

⁴² *Country Life* 1946 (II):627

⁴³ *Pers. Comm.* Rebecca Wragge, Estate Manager 2016.

⁴⁴ *Country Life* 1946(I):518

buildings, only a single-storey range that incorporates the eastern section of the north wall of the garden now remains.



Figure 15: Azalea Cottage

4.1.34 In 1963, the estate was sold to Mr and Mrs Ronald Daubeny, who retained the agricultural land, including most of the park, but sold the house, stables, and pleasure grounds to the Freemasons in 1974. In 1977, the Daubenys built for themselves a new house to the east of the walled garden, on the site of the 1860s head gardener's cottage, originally called Garden House (now renamed 'Cuckoo Fields'). The architects were Denman and Son of Brighton. It is relatively large for its date, with a substantial detached service and garage annexe to its west. It is of two storeys, in a very plain, loosely neo-Georgian style ubiquitous in the suburban Home Counties; even so, it conservative for its date. The house is built of red brick with a plain tiled roof and tile hanging to the first floor. As noted, it occupies the site of an earlier house and the ha-ha to its south appears to follow the line of, and may incorporate, the wall of the walled garden noted above.



Figure 16: Cuckoo Fields

4.1.35 The main house was used as a school briefly and was then sold on to commercial investors. It was vacant during the early 1980s and its condition deteriorated. In 1985, the house, gardens and part of the park north-west of the house, was acquired as the corporate headquarters of Camellia plc., through a holding company known as Linton Park plc., which owns and manages the estate today. In 2015, Linton Park plc acquired the portion of the estate retained by the Daubeny family including Cuckoo Fields, six other houses and 335 acres of land that made up the remainder of the park. The company has undertaken extensive conservation work to the house and gardens, and the recreation of the 19th century pleasure grounds continues at the time of writing.

4.1.36 The former laundry had been converted to 'an attractive small residence' between 1938⁴⁵ and 1946.⁴⁶ The original building had a central two-storey three-bay range flanked by single-storey wings. In 1972, it was greatly enlarged to the designs of the Saul Jarrett Partnership of Maidstone. The primary structure was retained, with upper floors added to the wings and a new roof over the whole, and other extensions.

⁴⁵ Sales Particulars 1938 KHLC 333.333

⁴⁶ Country Life 1946(I):581



Figure 17: The White Lodge

4.1.37 A large group of late 20th century farm buildings adjacent to The Paddocks occupy a site that contained buildings in 1852⁴⁷ and 1869, and which were identified as kennels on the 1909 and 1939 OS maps.

⁴⁷ KHLC U24/P30 (plan showing water supplies in Linton Park, drawn by John Robson)



Figure 18: Farm Buildings south of The Paddocks

Spatial and Character Analysis

4.1.38 The mansion and designed landscape of Linton Park are most significant as a whole, forming an ensemble of mansion, pleasure grounds, walled garden, park, farm-buildings and cottages; although each of these features is also of some intrinsic significance. The site of the mansion and its relationship with the parish church and village are probably ancient. The underlying structure of the designed landscape was first established in the late-18th century but there are relatively few physical survivals of that period within the park. Its surviving character is essentially of the 19th century and comprises two main phases: the layout and features of the 1820s and 30s, deriving from Loudon's proposals and associated with the Cubitt buildings; and the development of the gardens and estate buildings from the 1860s-1900. The designed landscape has three key elements: the northern and southern parklands and the central belt that contains the house, gardens and dependences.

4.1.39 The northern edge of the park is thickly wooded and, is in effect, a screen between Heath Road (and what is now the urban edge of Maidstone), and the designed landscape, which begins where the drive emerges from the woods on the old parish boundary. The park here is level, providing a gently scenic approach. There are long views to the south-west, with the church spire in the middle distance, and to the south. The line of buildings and woodland that includes the house, stables, cottages, walled gardens and dependencies, cottages and walled gardens lies just below the brow of the

ridge, appearing from the north as no more than a line of trees, with the distant South Downs beyond.



Figure 19: View of Church from the north-east

4.1.40 The approach becomes more formal towards the southern end of the avenue, and then, where the land falls away, the house is suddenly, dramatically revealed through the break in the belt of woodland, which frames its north front and the splendid and memorable view of the Weald. Indeed, to create this effect, the drive must curve sharply to the east, since following a straight line to the front door would be far too steep to be practical.



Figure 20: The house from the northern avenue

4.1.41 South of the house the park is open and its essential characteristic is the views across the Weald to the south from focal point of the design, the house and pleasure grounds. However, these views can be enjoyed from other locations, most notably the east-west public footpath from the churchyard to Loddington Lane and the public right of way along the northern (lime) avenue. There are some small blocks of woodland, but these are designed features in the landscape, like the lake and do not interrupt views from the hillside on which the house is placed. Planting to the western boundary is thin, allowing for some views to the west, but nonetheless, marking the boundary of the park along Linton Hill. Planting is much heavier to the east, where it screens from view various buildings, including Keepers Cottage and The Paddocks, the former Laundry (White Lodge) and the farm buildings.



Figure 21: The house from the south, showing iron palings

4.1.42 Views from the south are also important. From here the house appears cool and white against the backdrop of trees. It is hard to see any other buildings. The views are easily appreciated from the public footpath that runs across the park just to the north of the lake. The park retains a good deal of its 19th century iron railings (of the simple type often known as ‘park’ fencing or paling) and much has been replaced with modern steel to a similar design. This is an important, traditional feature of the landscape, minimizing the visual intrusion of field boundaries.

4.1.43 The cricket pitch has very little visual impact on the park as a whole, blending almost invisibly into the parkland to the north-east of the house. However, it is actually relatively self-contained, being bounded by woodland to the north and east. It forms an essential setting for the listed pavilion.

Architectural character

4.1.44 Together, the buildings within the park and village illustrate the social hierarchy and cultural values of an aristocratic estate and as such they might be said to add up to more than the sum of their parts. However, like the landscape, they fall into several groups: the fragmentary 18th century survivals; the early 19th century buildings including those designed by the Cubitts; the later 19th century garden structures, estate cottages and village buildings; and the post-1945 buildings.

- 4.1.45 The most significant 18th century building is the core of the house, but this plays a limited role in the character and appearance of the park as it is hardly visible externally. The ice-house is important as part of the ensemble, but also has limited visual impact, being buried in the woods. As noted, some of the garden walls may be 18th century, but they have been altered and partly demolished. Therefore the remnants of the earliest phase of the site's development are of high intrinsic significance, but less important to the whole.
- 4.1.46 The most important buildings are those of c1825, when the main house took its present form and the stables were built. The house built for the 5th earl by the Cubitts is as noted above the focal point of the landscape and it remains so. Of the same date is the North Lodge, which has been somewhat altered, but is still visibly a late-Georgian building; its significance is acknowledged by its grade II listing. The former laundry is now barely recognisable as such. However, it has considerable historic significance as an unusual building type and the ponds that form its setting are of great interest and are an important feature in the ensemble of mansion, park and dependencies. The whole former laundry complex is worthy of further study, and there may be surviving historic features in the area that have not previously been identified. East Lodge, although altered, is of this significant phase in the development of the Park and lies within its mid-19th century boundary.
- 4.1.47 A second phase of estate buildings was developed between the 1860s and c1900, for Lord and Lady Holmesdale and FSW Cornwallis. The 1869 Ordnance Survey shows both boys' and girls' schools and the (then) Boys' School building probably corresponds with the northern part of the present Old School House; it was therefore built under the patronage of Lady Julia Mann, either before or after her marriage. In contrast to the stucco of the 1820s and 30s, the later 19th century buildings have ragstone walls and neo-gothic details and are typical of their date. This style was carried on in the later cottages including South Lodge, The Paddocks, and Keepers Cottage, as well as several in Linton village built for FSW Cornwallis after 1882. Together and individually, they make a positive contribution to the area in architectural and historic terms.
- 4.1.48 Two other buildings of c1900, the putative 'potting sheds' and the Home Farm, are anomalous stylistically, but play an important part in the ensemble and are of some intrinsic architectural interest. Each is a great deal more elaborate than was functionally necessary. The 'potting shed', which may not have been seen from any great distance, nevertheless has something of the character of an ornamental park building or folly: even if it was intended to be seen only peripherally, its silhouette is distinctive. The Home Farm is a very late example of a model farm; probably well equipped with the latest agricultural technology, it was not merely functional. It was a place where the prize beasts grazed in the park could

be inspected, and is a considered architectural interpretation of its vernacular precedents, even if it bears little comparison to the better known examples of its style and (approximate) date.

- 4.1.49 The late 20th century farm buildings south of The Paddocks are utilitarian and well-screened. As buildings necessary for the maintenance of the agricultural estate, they are well located: as such, their contribution to the significance of the area is neutral.
- 4.1.50 The new buildings and additions of the second half of the twentieth century, including Cuckoo Fields, Azalea, Magnolia and Wisteria Cottages, are at best neutral in contribution to the ensemble, in that they do relatively little harm to the setting of the mansion or the listed buildings in publicly accessible views. Close to, however, they are intrusive. None has any intrinsic architectural merit. The additions and alterations to the former Laundry (White Lodge) have had the regrettable effect of almost entirely obscuring its Georgian origins.
- 4.1.51 The buildings on Heath Road and at the northern end of Loddington Lane (Stone Cottage, Wickham Cottages, Rose Cottage, Loddington Lane Cottages) have an historic relationship with the estate, in that they were owned by with it. These cottages are architecturally unremarkable, they are outside the designed landscape and they make no contribute to its setting. There is little about these buildings to distinguish them from such buildings anywhere else. They do not, therefore, contribute to what is significant about Linton Park.



Figure 22: Stone Cottage, Heath Road



Figure 23: 4-6 Wyckham Cottages, Heath Road



Figure 24: 1-2 Wyckham Cottages, Heath Road



Figure 25: Rose Cottage, Loddington Lane



Figure 26: Loddington Lane Cottages

Summary of Significance: Linton Park

4.1.52 The special interest of the Linton Park Character is summarised as:

- The 18th century designed landscape and structures, including the Ice-house, terraces, steps, fountains and folly.
- The early 19th century buildings designed by the Cubitts and the associated estate buildings.
- The landscape and pleasure grounds based on Loudon's proposals.
- The early 19th century mansion, outbuildings and dependencies, including the main house, stables, walled gardens and North Lodge.
- The mid-19th century gardens designed by John Robson.
- The later 19th century estate buildings, including The Paddocks, Keepers Cottage, the Home Farm and potting sheds.
- The Cricket pavilion and ground

Assessment of Buildings: Linton Park

4.1.53 In line with the categories established by Maidstone Borough Council, the buildings within the Linton Park Character area are assessed as follows:

- Linton Park House(listed grade I): *Essential*
- Former Stables and Paved Yard (listed grade II): *Essential*.
- North Lodge (listed grade II): *Essential*
- Folly at west end of North Walk (listed grade II): *Essential*

- Flight of steps, stone retaining walls, balustrading and urns, to south of mansion house (listed grade II): *Essential*.
- Ice House (listed grade II): *Essential*
- Linton Park Cricket Club Pavilion (listed grade II): *Essential*

- Walls to former walled garden and associated sheds (unlisted): *Positive*
- Home Farm (unlisted): *Positive*
- Potting sheds to south-west of Cuckoo Fields (unlisted): *Positive*
- Keepers Cottage (unlisted): *Positive*
- The Paddocks (unlisted): *Positive*
- The White Lodge, Loddington Lane (unlisted): *Positive*
- East Lodge, Loddington Lane (unlisted): *positive*

- Azalea Cottage (unlisted): *Neutral*
- Magnolia Cottage (unlisted): *Neutral*
- Wisteria Cottage (unlisted): *Neutral*
- Cuckoo Fields, formerly Garden House (unlisted): *Neutral*
- Loddington Lane Cottages, Loddington Lane (unlisted): *Neutral*
- Rose Cottage, Loddington Lane (unlisted): *Neutral*
- 1 & 2 Wykeham Cottages, Heath Road (unlisted): *Neutral*
- 3-6 Wykeham Cottages, Heath Road (unlisted): *Neutral*
- Stone House, Heath Road (unlisted): *Neutral*

Summary of Issues

- 4.1.54 The park is well maintained by its current owners, who have commissioned several detailed studies and management plans to inform its restoration. The most significant aspect of the park in relation to the wider village is what may be seen from the public realm, particularly its trees. Many if not most of the mature trees in the park are subject to Tree Protection Orders (TPO), which protect the historic planting. Conservation area designation would reinforce and extend these protection. This should ensure that important views are kept open where appropriate (for example, across the parkland and on its southern boundaries) and that screening and shelter-belt planting (for example, to the north, north-west and east and around the farm buildings) is maintained.
- 4.1.55 The park is subject to development pressure in several areas. Planning permission has been granted to convert the Home Farm into a single dwelling house (14/504899) and the sheds on the north side of the former walled garden to residential use (14/503972 PNBCM). The conversion of disused historic buildings to suitable new uses, subject to careful and sympathetic architectural design, is a positive change. In general, this is likely to be achieved by minimising change to the external appearance of such unlisted structures and avoiding new enclosures, boundaries, garden features, hard-standing and visible car-parking externally. Wholly new

development within the park is unlikely to be appropriate.

- 4.1.56 In previous years, the character of some of the estate buildings has been detrimentally affected by unsympathetic alteration or extension; most notably, at the White Lodge, where the extensions are so large as to have overwhelmed the original building, and the South Lodge, which has a disproportionately large and out-of-keeping rear extension. Conservation area designation would aim to ensure that any extensions or alterations in the future were allowed only where they were clearly justified against the appropriate policy and guidance, visually subservient to the original building and (normally) undertaken with materials and details to exactly match the existing historic fabric.

Recommendation

- 4.1.57 That Linton Park be designated as an extension to the Linton Conservation Area, with boundaries as shown on Map B. The extension would include the whole of the designated historic landscape along with the Cricket Pavilion and ground, North Lodge, East Lodge, The Paddocks and the farm buildings to the south-west of The Paddocks. It is proposed that a boundary (determined by the appropriate property ownership lines⁴⁸), be drawn along the northern edge of the woods to the north of the park. Although this woodland was not historically a part of the park, it would provide a suitable buffer to protect the designed landscape. The farm buildings to the south of The Paddocks are recommended for inclusion to ensure that development on this site is managed so as to conserve the significance of the park. The proposed boundary would also include the whole of the churchyard (which was extended between 1898 and 1909, and again before 1939⁴⁹) and the car park to the east of the Almshouses. These small areas of land are included to protect the setting of the church, Almshouses and park. The land affected was historically part of the park.⁵⁰

4.2 Character Area: Loddington House

- 4.2.1 Loddington House, Loddington Lane is a large house probably dating from c1880. It is built of local ragstone under a plain red clay tile roof. It replaced an earlier farmhouse that stood slightly to the south, below the ridge. To its rear, the buildings now known as Loddington Cottage, The Stables and Loddington Oast have been converted from its former farm-buildings, which appear to have had 19th century origins, although at least partly pre-dating the present house. Both the house and oast are prominent in the landscape because of their position on the ridge. However, neither the house nor the farm buildings has a direct architectural or historic connection with Linton Park (other than as being part of the vast Cornwallis estate) or Linton village, nor do they form a visually significant

⁴⁸ Property boundaries to be confirmed as and when designation takes place

⁴⁹ Ordnance Survey 1896, 1907, 1938

⁵⁰ Ordnance Survey 1868

part of its setting.



Figure 27: Loddington House



Figure 28: Loddington Cottage, Off Loddington Lane



Figure 29: The Stables and Loddington Oast, off Loddington Lane

4.2.2 For these reasons, they do not contribute to the significance of the Linton Conservation Area or its proposed extension to include Linton Park. Therefore it is recommended that they should not be included in the extended conservation area.

4.3 Character Area: Wheelers Lane

4.3.1 Wheelers Lane is an historic route leading westwards from Linton Hill. In 1841, the tithe map shows there were several houses here. Numbers 1- 6 Wheelers Lane were then, as now, Cornwallis Estate cottages. Although the present buildings are of late 19th century date, they appear to replace earlier estate cottages on the same site, which are shown on the tithe map and subsequent Ordnance Surveys. The 17th century house opposite, now Three Chimneys (listed grade II), was not part of the Cornwallis estate (suggesting that its origins are early in the history of the area). These buildings are within the present conservation area. Some distance to the east was a cottage occupied by Hooton and beyond that, a group of house and farm buildings called Johnsons Land, occupied by John Hunt; both part of the Cornwallis estate. None of these appears to have survived.

4.3.2 The 1869 Ordnance Survey shows only one wholly new building in the lane, a large farm building to the east of Johnsons Land. This survives as The Old Granary. It is of red and grey brick with weatherboarding to first floor and a plain red clay tile hipped roof. It was converted to residential

use in 1967, to the designs of D. G. Thurlow of Cambridgeshire.⁵¹

4.3.3 By 1898, minor changes had been made to the buildings at Johnsons Land and, by 1909, what is now the Old Granary had been extended southwards. There were still no new developments in the road, although by this date the two buildings to the east of Johnsons Land, each presumably replacing an earlier structure on the same site, were the extant 1-4 Redwall cottages. By the date of the next Ordnance Survey, in 1938, the farmstead included a scatter of small buildings as well as the 'granary' (if so it was).



Figure 30: 1-4 Redwall Cottages

⁵¹ Information from Maidstone Borough Council town planning records



Figure 31: The Old Granary, Wheelers Lane

4.3.4 The first of the houses that now line the southern side of the lane was White House, a detached white-rendered house with a pantiled roof, of 1938-40, designed by Seymer, Orman and Adie, for a Maidstone builder, Mr. J C Corben.⁵² This is a house of some interest. One of the architects, George M. Adie, with his subsequent partner Frederick Button, designed “Charters” at Sunningdale (1938, listed grade II although altered); remarkable as one of very few modernist ‘great houses’ and among the last to be built on a grand scale in England before the Second World War put an end to such extravagance. After the war, Adie and Button designed Stockwell Bus Garage, notable for its enormous vaulted reinforced concrete roof and now widely acclaimed as one of the finest modern buildings in England. The White House appears fairly conventional, but its details are characterful. It has rusticated quoins with stepped kneelers to the gables, giving it a Scottish feel, and the detail of the kneelers is carried round as a cornice. The entrance porch has a flat concrete canopy, a band of shallow windows to the first floor above it and the quoins to the doorway itself are curved. The house has no particular relationship with the village or its neighbours and was evidently built on what was then a rural site. However, it should certainly be considered for inclusion on the local list and possibly for statutory listing.

⁵² Information from Mike Parkinson, Maidstone Borough Council March 2016



Figure 32: The White House, Wheelers Lane

4.3.5 The north side of Wheelers Lane is architecturally and historically entirely unremarkable and it has not been proposed for conservation area designation, although (with the exception of the White House), it was developed before the south side. ‘Boscobel’ dates from 1954. Cornwallis Avenue is a development of semi-detached houses of the usual robust, plain and serviceable local authority type of the late 1950s. The pair of bungalows comprising in ‘Tree Tops’ and ‘Maple Leaf’ were designed and built for W R B Estates, in 1959.⁵³

4.3.6 Of the houses on the south side, none is of special interest. The best of them is ‘Fieldfares’, a bungalow of 1969, showing the influence of post-war American suburban housing, designed by Bryan Archer ARICS of East Peckham. ‘Southlands’ (1990 by Scandia-Hus); ‘Willow Court’ (1994, C and B Designs’); ‘Weald House’ (1988 by Berkeley Homes) and ‘The Old Forge House (c1990s, designer unknown)⁵⁴ are unremarkable examples of late 20th century house-building without architectural interest of any sort.

⁵³ Information from Maidstone Borough Council town planning records

⁵⁴ *ibid.*



Figure 33: Fieldfares, Wheelers Lane

Summary of Significance: Wheelers Lane

4.3.7 Wheelers Lane is essentially a post-World War Two suburb, largely indistinguishable from those in towns and villages across southern England. The lane is surprisingly well hidden in views from the park and village to the south and south-west. It was, and is, a well chosen location for the expansion of the village, which has little detrimental impact on the special character and appearance of the conservation area. By the same token, it contributes little or nothing to the area's heritage significance, relating to it mainly through the historic pattern of ownership. Redwall Cottages are a late, utilitarian variation on the Linton estate type, of which the more interesting, earlier examples are already within the conservation area. The White House is of some intrinsic interest, but unrelated to the village or estate. The Old Granary is an historic survival, but unexceptional both in its historic origins and in its present form.

4.3.8 Wheelers Lane does not contribute the special interest of the Linton Park or Linton village. Only the White House has intrinsic architectural or historic interest: as an area Wheelers Lane does not have a distinctive character or appearance. It has very little impact on the visual setting of the park or village. The most important elements of this area, architecturally and in relation to the park and village, are already designated. For these reasons, it is recommended that it should not be included in the extended conservation area.

4.4 Character Area: Vicarage Field

- 4.4.1 The eastern half of this field, to the south of the Old Vicarage, to the west of Linton Hill and to the north of Wheelers Lane, is within the conservation area. Its contribution to the character of the conservation area, in providing open views to the west, is effectively protected by this designation. It is shown on the 1841 Tithe map with the words ‘Tithe Free’ struck through, although it appears to be contiguous with the Vicarage garden. It is listed in the award as ‘Parsonage Field’, belonging to Earl Cornwallis rather than the incumbent. Whilst one might have expected it to be glebe, its historic status is thus ambiguous. It did not include the area that is now allotments. Its western boundary was the present eastern boundary of the gardens to Cornwallis Avenue. By 1869, it was separate from the Vicarage garden and remained as a single large field until the house building of the 1950s, noted above.
- 4.4.2 The present conservation area boundary appears arbitrary and it is therefore recommended that it be rationalised by moving it westwards so that it corresponds with the present-day field and property boundaries to the west and south, as shown on Map B.



Figure 34: Vicarage Field with Cornwallis Avenue beyond

4.5 Other Boundary changes

- 4.5.1 The western boundary of the conservation area to the north of the Old

Vicarage also appears to have been drawn arbitrarily, without regard to property boundaries. It is recommended that the boundary should be re-drawn to follow the existing property boundaries.



Figure 35: Land to west of 'Everest'



Figure 36: Land adjacent to Bank Cottage



Figure 37: The Old Forge, Linton Hill

- 4.5.2 To the north of The Bull Public House are two plain, rendered buildings now known as the Old Forge, Forge Cottage and Old Forge Cottage, reflecting their historic origins. The Old Forge lies outside the conservation area. In 1841⁵⁵, it belonged to the Rev. Francis Barrow of Margate, and was occupied with the other forge buildings, described as ‘cottages and a blacksmiths shop’, by Messrs. Thornycraft and Dann. The Old Forge is currently unprepossessing in appearance, but it incorporates at least part of the historic early 19th century blacksmiths shop. An old mounting block survives to the north-east corner of the cottage, which is worthy of preservation *in situ*. This is the first building in the historic core of the village as it is approached from the north. It is capable of enhancement that could recover much more of its historic character than is now apparent, and could thus make a much greater contribution to the village as a whole than it does at present.
- 4.5.3 It is recommended that the conservation area boundary to the west of Toke House and ‘Everest’, to the north of Bank Cottage and Milady’s Forge House and to the north of Forge Cottage and Old Forge Cottage, should be rationalised to follow the existing property boundaries and to include Forge Cottage, as shown on Map B.
- 4.5.4 An area of woodland to the west of Linton Hill, between the Old Forge and Hill Place has been proposed for inclusion. This is understood to include part of the former route of Linton Hill, which is shown on Andrews and Drury’s map of 1896 forking just north of the village, with one branch running immediately in front of Hill Place. This feature of the landscape has some historic interest, but it does not contribute to the heritage significance or visual setting of the historic village core some little distance to its south, nor of the designed parkland to the east of the road, which is screened in this area by a thick band of trees within the park. Therefore it is not recommended that this area of what is now unkempt woodland should be included in the conservation area.

4.6 Threats/proposed developments

- 4.6.1 There are no current approved or pending development proposals within the area proposed for designation apart from those mentioned above. A recent scheme for the erection of 14 detached dwellings in Vicarage Field was withdrawn. (Ref. 14/504148).
- 4.6.2 No sites appropriate for wholly new development (‘greenfield sites’) have been identified within the proposed conservation area extension. The CAMP (Section V: Principles for Development Control) provides guidelines for appropriate redevelopment within the conservation area, which apply equally to the proposed extension.

⁵⁵ Linton Tithe Award and map 1841 KHLC

4.7 Recommendations for inclusion of buildings on the local list

4.7.1 It is recommended that the following buildings should be considered for inclusion on the local list, in due course.

- Home Farm, Linton Park
- Old Potting Sheds, Linton Park
- Walled Garden, Linton Park
- Keepers Cottage, Linton Park
- The Paddocks, Linton Park
- The White House, Wheelers Lane

4.8 Recommendations for Article 4 directions

4.8.1 It is recommended that to ensure that future development preserves or enhances the special character or appearance of the extended conservation area, those dwelling houses that have residential permitted development rights should be subject to an Article 4 direction to withdraw those rights. The effect of an Article 4 direction would be to require planning permission to be sought to change windows, doors, roof coverings, to paint or render brick facades and to erect, alter or demolish a boundary fence or wall on frontages of dwelling houses that face a highway, footpath or public open space.

4.9 Trees

4.9.1 Trees make an important contribution to the special character of the areas proposed for designation, especially those within the park that are considered at 4.1.49 above. The most important specimens in this zone are already protected by TPO. Trees in the churchyard and burial ground hedgerows and shelterbelts also make a valuable contribution to the character of the area. In general, woodland trees, parkland trees and hedgerow species should be replaced with the same species as existing at the end of their lives.

5 CONCLUSION

5.1.1 It is recommended that the Linton Conservation Area boundary should be varied to follow the lines shown on Map B, for the reasons set out above.

APPENDIX A

Criteria for assessing unlisted elements

(From English Heritage's guidance *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011))

'Check list to identify elements in a conservation area which may contribute to the special interest. A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution provided that its historic form and values have not been eroded.

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

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Planning Policy and Guidance

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Maps

Map of Kent Andrews and Drury 1769 (sheet 12)

Map of the Hundred of Maidstone, from Hasted 17

Tithe map and Award, Kent History and Library Centre

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