

## Appendix C – Local Heritage Assets

Apart from the Grade 2 listed buildings in the parish, there are some notable buildings that are not listed but have a distinct and valued local character, history and appearance that are worthy of retention. The Bentley Village Character Assessment, June 2023, includes details of the buildings selected

### **The Memorial Hall**



Prominently located at the village crossroads and characterising the entrance to the village from the south, stands the Bentley War Memorial Hall. It was built in 1923 on a site presented by Thomas Eggar in memory of the men who died in the 1914–18 War; the centrally mounted memorial plaque was extended to commemorate the fallen of Bentley in the 1939-45 war. The front façade is symmetrical presenting a red brick elevation on the ground floor with tile hung upper floor and clay tiled roof with central cupola. The hall extending behind the original building, built after WW2, is less

attractive and is not included in the non-designated heritage asset listing.

### **Ganwells Cottage**



The building is red brick with a half-hipped red clay tile roof is typical of the style, design and materials which characterise the village. The front façade is symmetrical around a central front door with casement windows on both sides. There is an extension to the west, almost the same size as the original property in a similar style, although the eaves are lower and the upper floor has two dormers to the front. The building is bounded to the Main Road by a tall red brick wall.

### **The Old Rectory**



Regency style house with white painted brickwork to elevations and shallow pitch slate roof. The original property was built in 1780 as a classical two bay Georgian property facing south towards the River Wey; the kitchen was to the cooler north side of the house facing the Main Road. The house retains chimneys and decorative porches. Walls on the south façade are lime rendered and scribed, painted off-white, the other facades are more utilitarian; painted red brick. The property was extended in the Victorian period, between 1840 and 1870. Although the Georgian hipped roofs were retained, later

windows were larger paned Victorian sashes, several of these are in the Venetian style. The house was home to Jane Austen's brother, Henry, from 1827 to 1839.

### **The Old Forge**



The Old Forge is an attractive two storey dwelling with red brick and tile hung elevations and with both slate and plain clay tiled roofs. Windows are timber and leaded casements. It is a typical example of a number of older properties that characterise the village.

### **Bay Tree Cottage**



A painted brick Georgian dwelling with sash windows and parapet coping oriented to the road. Behind the parapet is a red tiled pitched roof with prominent chimney breasts and stacks at either end of the front ridge. Tile hung gables to the rear. The property is a distinctive feature of the eastern side of the village.

## The Old Parsonage



The building includes three two storey bays each with hipped red tile roofs. Two of the three bays extend eastwards forming the bulk of the property. The Old Parsonage has clearly been extended and renovated at various times in its history. Most elevations are brick, however, the north elevation towards the rear is Malmstone with brick quoins and cills. It is bounded by a tall brick wall to the road.

## Inwoods Farm



This Georgian building is built in red brick with slate roofs. There are three roofs with valleys between. The third element viewed from the entrance is hung with tiles from the roof line down.

## Pamplins



This extensive property sits in a large amount of land behind brick and stone walls. The western half of the property is thatched and the eastern half is a clay tiled roof. Both wings are built in red brick. It has a cottage at the front entrance leading on to a gravel driveway with timber built garages and stabling for horses.

### Well Cottage



This red brick building dates from 1650 and sits adjacent to the lane in well designed gardens. A southern extension was added in the 1980s in keeping with the style of the original cottage, also in red brick and with a clay tiled, half hipped gable ended roofs. The roofs include neat, unobtrusive dormers to light the upper floor rooms.

### Pax Hill Lodge



During the early part of the 20<sup>th</sup> Century, up to the Second World War there appears to have been little residential building. A notable exception is at the western end of the village on the Pax Hill Drive where there are three Arts and Crafts style houses built in 1907. They are black timber framed with herringbone red brick panels. Windows are leaded casements. The roofs are red clay tiled, cross gabled, with the upper floor within the roof space. Some of the chimneys are quite ornate; The Lodge has four interlocking diamond stacks.