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HERITAGE STATEMENT

ON

**MULBERRY HOUSE
HIGH STREET
BROOKLAND
ROMNEY MARSH
KENT
TN29 9QR**



Made under the instructions
of
Mr & Mrs Paul Spokes

To accompany Planning and Listed Building
applications for conversion of an
outbuilding and a new vehicular access

December 2019



- Structural Surveys • Valuations • Building Conservation • Design
- Planning Alterations • Land Surveys • Archaeological Analysis
- Historical Research

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1.0 Brief and Description of Service

Your instructions were to prepare a Heritage Statement in relation to your proposals to convert part of a curtilage Listed outbuilding to an office, and to form a new vehicular entrance onto the High Street with associated boundary wall construction.

As part of the assessment of the site generally, the interior of the house was inspected visually at accessible areas. The bulk of the roof space was not accessible for detailed inspection. Research has been carried out into archive maps.

Drawings are numbered 1950/1-11.

2.0 Summary

Based on archive map evidence, the house and outbuilding have existed in their present plan form since 1799. At the time of the Tithe Map of 1844, the buildings formed part of a block of land bounded by three roads and a watercourse including an orchard.

The house appears to date from more than one phase in the 18th century including an extension phase employing reused timber. The building was extended to the rear in the early 19th century and in more recent periods, a part rear lean-to has been demolished and a conservatory added.

Dating in part from the late 18th century, the outbuilding has been largely rebuilt in the post-war period as a garage. You propose to convert the surviving centre area and one of the garage areas to an office and to form a new vehicular access with associated changes to boundary treatment. These proposals involve minimal disturbance of historic fabric.

The effect of the proposals on the setting of the listed building and neighbouring listed buildings is confined to matching extensions to the existing perimeter boundary wall.

3.0 Significance of the Buildings and their Setting

3.1 Historical Sources

The earliest map showing the buildings is the 1799 Ordnance Survey surveyor's drawings which show the house occupying its present position on the road frontage and a rear building illustrated as attached.

The block of land is shown as two plots divided on a north – south axis, the house being in the eastern, and a slightly narrower plot at the west, having a building at the rear lane frontage. A second rectangular building is shown to the rear of the present outbuilding site.

A complex of buildings is shown to the east of the lane, on the site of the present neighbouring Manor House. There are also buildings shown opposite the site on the northern side of the High Street.

At the time of the Brookland Tithe Map of 1844 the house and two acres was owner occupied by Thomas Grist. The buildings in all the locations are shown in their same form and the house described as ‘House and premises.’

The block of land is sub-divided in a different manner including a ‘platt’ (plot) west of the house, an orchard at the west end of the road frontage and two areas to the south having the same plot number and name ‘House field’ implying recent subdivision. All areas are listed as pasture.

The 1872 First Edition Ordnance Survey shows the house and outbuilding and the various plots. Orchard notation is shown at the western area and vegetable garden notation at the centre area west of the house.

The 1897 Ordnance Survey revision shows similar arrangement of plots and buildings with, in addition, a detached outbuilding to the south of the outbuilding on the lane frontage. Similar arrangements are shown on the 1906 revision.

The area is shown in an aerial photograph of 1948 at which time the site appears to have been occupied as a market garden in which use it continued into the recent period before the land holding was split and sold.

3.2 Development of the Buildings

House

The earliest part of the house appears from limited inspection to be the eastern part adjoining the lane. This is of brick construction dating from the 18th century and having an off-centred chimney location, the main room or kitchen being located on the west and a heated parlour on the east. The layout

was repeated on the first floor and there was attic accommodation. Wall construction is brickwork incorporating cambered flat arches over openings. The roof structure is largely concealed by plaster at the attic level. Window openings appear to be original currently containing sashes.

The building was extended to the west providing two further rooms sub-divided by a partition evidenced by stud mortices. The junction between the extension and original building is marked by a straight joint with closers in the brickwork. Construction is brickwork at the front including segmental arches and timber studwork incorporating tie beams, posts and wall plate not in alignment – a transitional feature likely to also date this phase in the 18th century. The roof structure is staggered butt purlin type. There is evidence that there was originally a lean-to at the extension part of the building.

A two storey rear parallel extension was added in the early 19th century in brickwork construction having a hipped roof at the east and gable end at the west with attic accommodation.

In recent decades the rear lean-to has been demolished and a conservatory substituted.

Outbuilding

The building is rectangular and measures 16.5m x 4.7m located on the lane frontage to the east and built on a north-south axis. Map evidence indicates that there was a building in this position in 1799 and it is possible that the centre part of the structure dates from the second half of the 18th century.

It is of stud and raking strut construction having posts without swellings or jowls at their heads but having tie beams in conventional assembly over the wall plates. There is heavy reuse of timbers. A timber joisted loft over has been partly replaced and has lost most of the storage deck floorboards. A plank partition between this area and the southern garage is of uncertain date.

The roof has been rebuilt in its entirety in sawn timber with ridge board and the walls rebuilt in solid brickwork, apparently in the 1950s. The exception is an area at the lane frontage where the heavily tarred weather boarding survives on the studwork. The west roof slope has a pan tiled covering, the east plain tiled.

A modern WC addition with shallow pitched roof has been added at the west.

3.3 Development of the Setting

The pattern of development at the village, based on the map evidence, is a central core, grouped around the church and the High Street, having detached houses in relatively large plots adjoining a network of lanes.

The site appears to have been assembled from two such plots, a building on the lane frontage to the south, at the western part of the site, having been demolished between 1799 and 1844.

An existing brickwork boundary wall at the northern road frontage to the High Street coincides for most of its length with a vegetable garden notation in the 1872 Ordnance Survey. The bond and straight joint evidence in the wall indicate that this was extended at a later date towards the east to enclose a more formal garden area previously separated from the vegetable garden.

Neighbouring listed buildings include manor House adjoining the opposite side of the lane to the east, Pear Tree House on the

north side of High Street opposite the west end of the site and Brookland House its immediate neighbour beyond and opposite the end of the site. Surrounding large sites and houses have been altered by 20th century rebuilding including pairs of semi-detached houses and a later close on the opposite side of the road.

3.4 Below Ground Archaeology

It is considered likely that evidence of earlier outbuildings may remain below ground in the vicinity of the house together with finds from the occupation of the area as a village from the medieval period.

3.5 Assessment of Significance

The site as a whole is considered to have high historical and archaeological significance in retaining an 18th century house and associated outbuilding and boundary walls in grounds which have been largely undeveloped. The site has considerable aesthetic significance including traditional Georgian brickwork building and unusual roof materials at the outbuilding.

The significance of the outbuilding has been reduced by the extent of rebuilding and re-roofing in the 20th century.

The house is listed grade II in the List of Buildings of Special Architectural or Historic Interest as are the Manor House, Pear Tree House and Brookland House on the opposite side of the adjacent roads to the east and north. Other listed buildings are more remote from the site to the west in the village.

The site and areas to the east and west are included in the Brookland Conservation Area.

4.0 Your Proposed Works

4.1 Impact of the Proposals

You are proposing the following works in relation to conversion of the historic part of the outbuilding:

- 1) Excavate in the centre area to achieve a finished floor level at the same height in relation to the superstructure (required due to headroom limitations) including a build up of damp proofing and insulation. Due to past replacement of the floor in the southern

garage area, it is proposed to build up over the existing concrete to the same level as the centre area.

- 2) Retention of the timber frame at the east but with replacement of the cladding to include plywood for security reasons. The proposal is to insulate between the studs and line internally to achieve reasonable thermal and sound insulation.
- 3) General upgrading of internal linings and insulation.
- 4) Retention and upgrading of the existing loft area at the centre section to provide mezzanine accommodation.
- 5) Infill of the southern garage door as a glazed screen and glazing of the first floor opening.
- 6) Associated with this work it is proposed to close off the southern vehicular access to the existing garage doors and enclose the area within the garden by a two metre high brickwork wall forming a continuation of the boundary line on the road frontage.

Access and Boundaries

The proposal is to form a new vehicular access at the High Street frontage immediately west of the brick boundary wall and provide off-road parking and turning for a number of cars with permeable drive surface.

It is proposed to replace the current low boarded fence with a brickwork boundary wall and piers, matching the existing front boundary treatment and to use a separate new length of new matching wall construction to enclose the area south of the existing garage within the garden.

The effect of these proposals will be to continue the existing historic boundary wall treatment in matching construction forming an appropriate boundary treatment for this large domestic plot bounded on two sides by roads and having listed houses opposite both frontages also in relatively large plots.

4.2 Principles and Justification

The principle adopted in the conversion of the outbuilding is that of providing a viable use for the largely redundant structure consistent with conservation of its remaining historic fabric and character. To this end, it is proposed to retain and replace the

remaining weatherboarding and locate rooflights away from the road frontage. It is proposed to continue the loft design of the centre section to form a mezzanine storage area within the home office.

With regard to access, it is proposed to improve security and road safety by discontinuing the secondary garage access and provide an off-road parking area commensurate with the building's size and character.

It is proposed to replace the front fence which provides a somewhat unsightly road frontage treatment with a brickwork wall forming a continuation of the two- phase historic boundary wall and forming an appropriate feature in the setting of both Mulberry House and the two listed houses opposite and beyond.

It is suggested that the boundary wall at the east will have the effect of removing car parking and manoeuvring from sight from the adjacent Manor House and therefore enhance its setting as a listed building and that both boundary walls will form an enhancement of the character of the Conservation Area.

4.3 Mitigation Strategy

It is suggested that a photographic record of floor and internal surfaces is carried out after clearance of the existing spaces and before construction starts.

Similarly, while it is not anticipated that significant archaeological remains will be found below ground, it is suggested that excavations for the boundary walls and drive are monitored.

5.0 References

National Library of Scotland - Ordnance Survey Maps

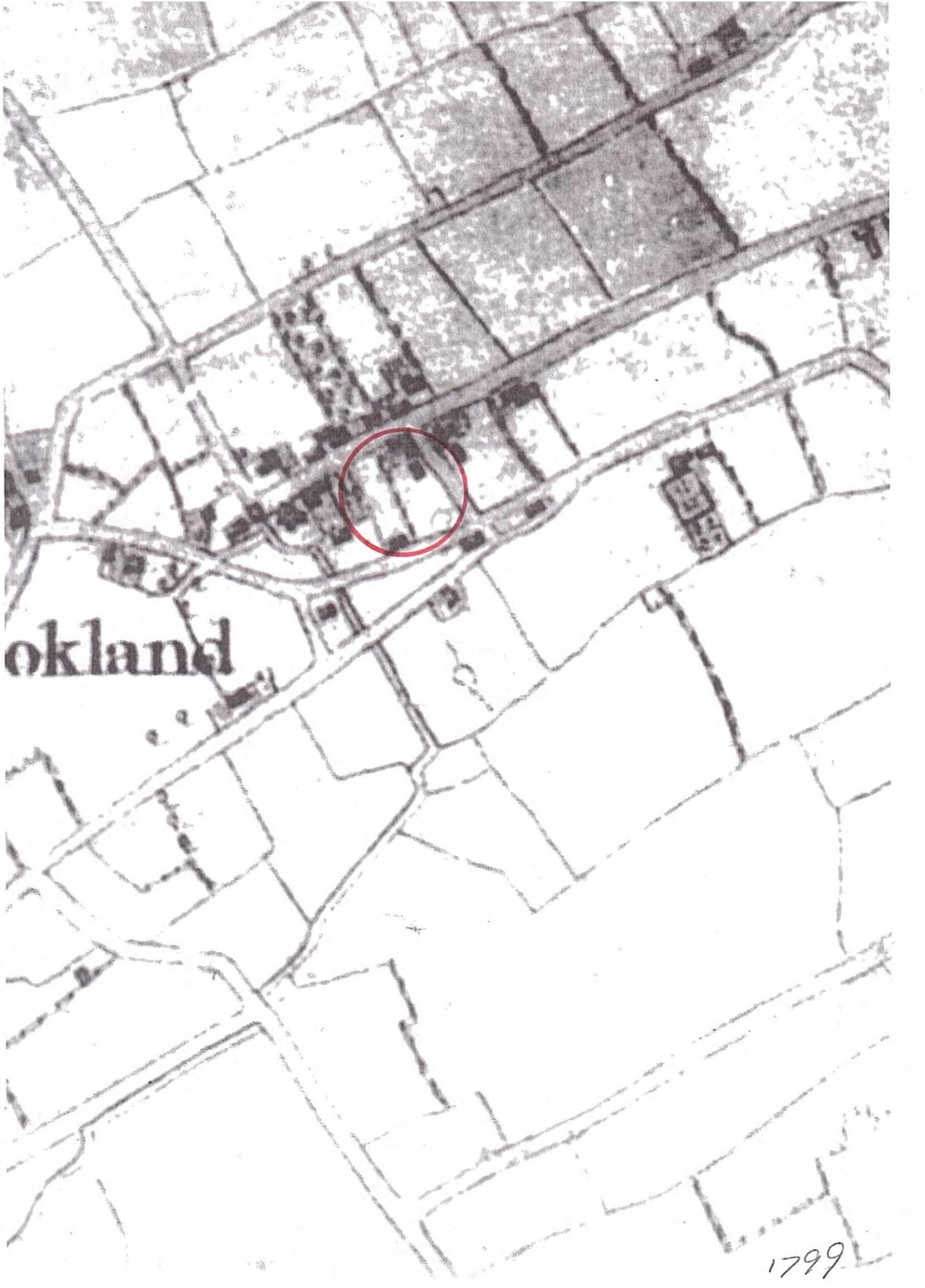
The Genealogist website - Brookland Tithe Map 1844

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10 December 2019

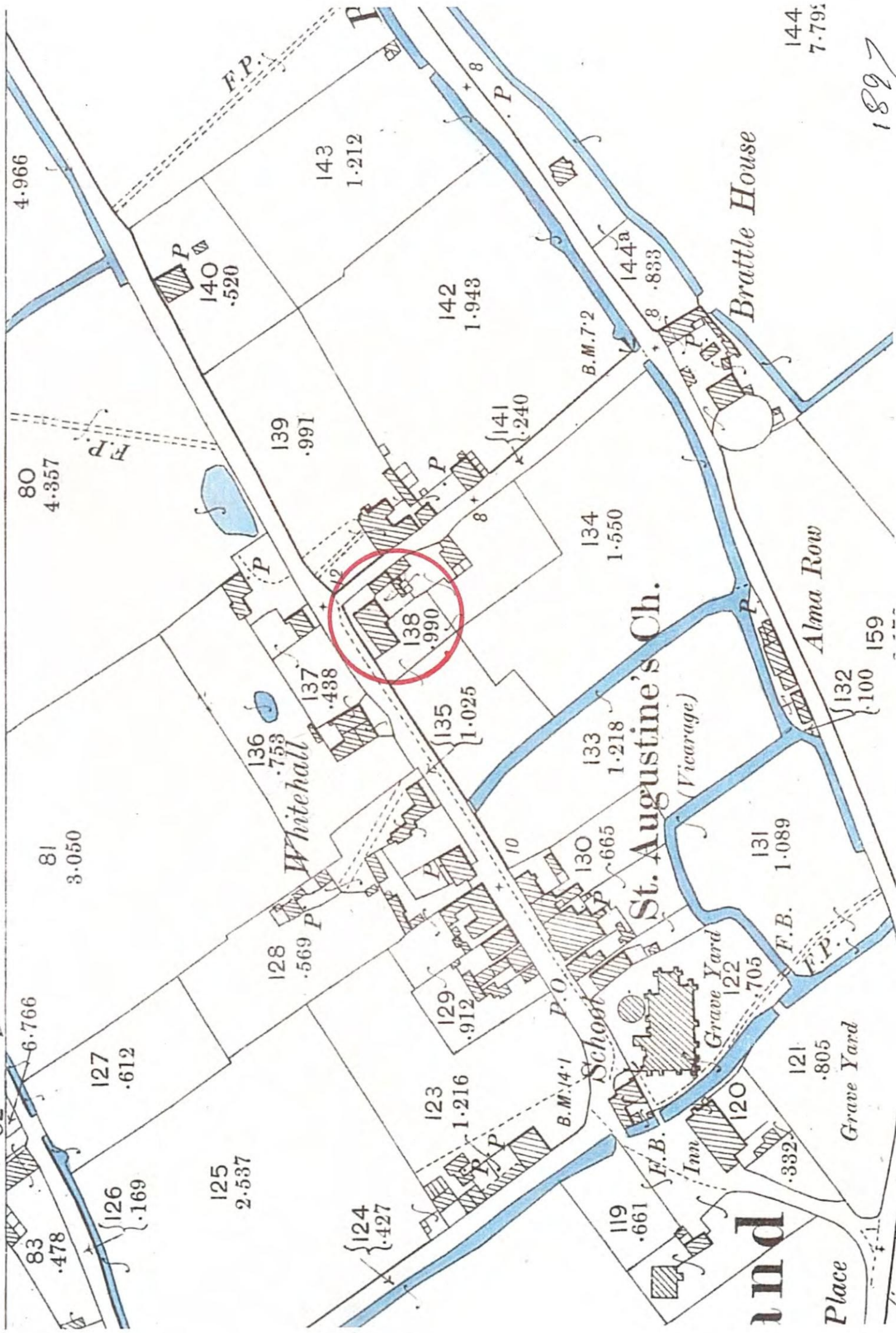
APPENDIX A
ARCHIVE MAPS



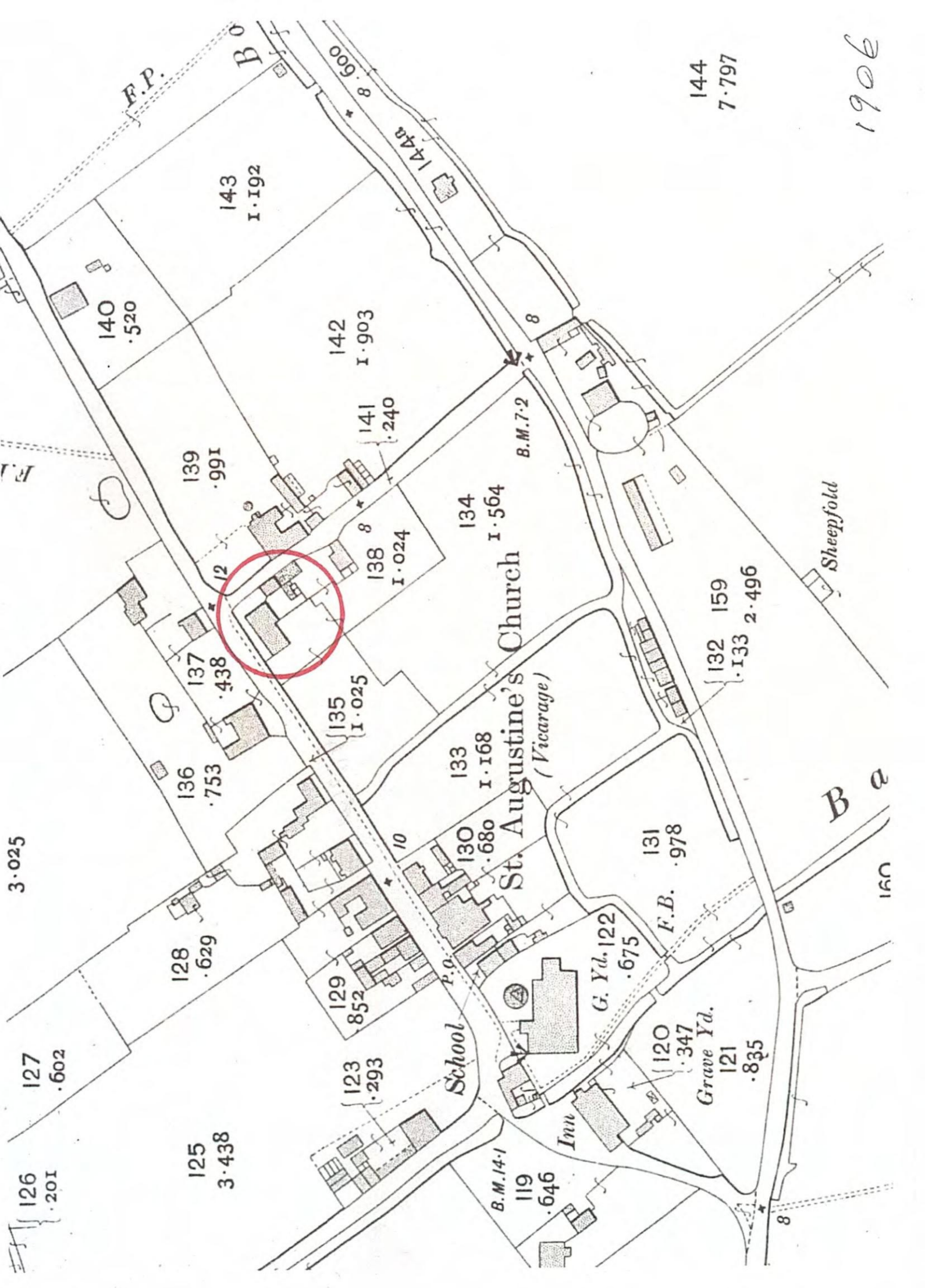
Oakland



82 Oldhouse Lane LXXX 16 79 1897



1897



APPENDIX B
PHOTOGRAPHS



1. Front of house (N).



2. Side of house (E)



3. Rear of house (S), outbuilding right.



4. Side of house (W), outbuilding right, Manor House beyond.



5. Outbuilding from N, house right.



6. Outbuilding from S.



7. Outbuilding from W, Manor House beyond.



8. Interior of historic centre area looking S showing loft joists top and boarded partition adjoining S garage in background.



9. Historic centre area looking E showing studs and wallplate background, boarded partition right, loft joists and surviving floorboards top.



10. Interior of S garage looking S.



11. Roof space over S garage looking S showing loft external door and rebuilt roof structure.



12. Existing access area to S garage proposed to be enclosed by new brick wall, Manor House left.



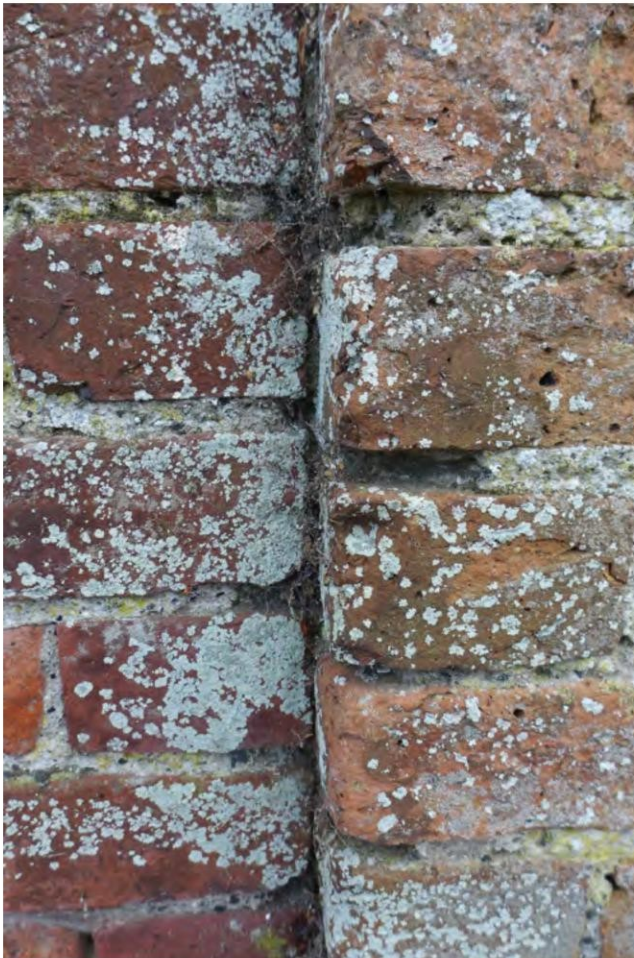
13. High Street frontage looking E showing fence proposed to be replaced by new brick wall and vehicular access.



14. Looking into site from road at site of proposed access, proposed parking area centre left.



15. From garden looking NW over proposed parking area towards existing wall on High Street frontage right and site of proposed access centre left.



16. Straight joint in existing brick wall on High Street frontage between first phase at former vegetable garden right and second phase at domestic garden left.

SETTINGS OF NEIGHBOURING LISTED BUILDINGS



17. Manor House from N showing application site garage right.



18. Manor House from S, application site left (wall proposed continuing from front wall of garage).



19. Pear Tree House from E, Brookland House beyond showing front boundary of application site left (wall proposed to replace fence).



20. Brookland House from W, Pear Tree House beyond (wall proposed right beyond road sign).