



HERITAGE DESIGN AND ACCESS STATEMENT FOR PROPOSED REPAIR WORKS TO THE MANOR, POSTLING

30th April 2019

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MSc Building Conservation

PROJECT PRECIS

Client	Oriel Design Consultancy Ltd
Site Address	Postling Court (The Manor) The Street Postling Hythe Kent CT21 4EX
Survey Date	12 th February 2019
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DOCUMENT STATUS & SIGNATURES

Document Status

Document Reference – SC19-022

Issue Date	Version	Rev
07.05.2019	V1	R0

Signed on behalf of Structural Repairs and Specialist Services Ltd (SUK)

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INTRODUCTION

INTRODUCTION

This heritage, design and access statement has been prepared in support of an application for listed building consent to underpin using traditional methods a Bay window and repair associated cracking. It is Grade II listed and lies within the Postling Conservation Area and Kent Down Area of Outstanding Natural Beauty (AONB).

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

The proposed repairs are the subject of an insurance claim as a result of recent subsidence damage.

CONTEXT

HISTORICAL CONTEXT

A review of the documented history of The Manor or as it was formerly known Postling Court is mentioned in the doomsday survey, although no evidence has been found to date to suggest that the date of the present building is earlier than the listing suggests.

A search of the area for 500m around the property using the Heritage Gateway website and the PastScape website only identified the Church and believed Pilgrims shrine within fairly proximity. A wider search revealed that a minor Pilgrims way passes along one end of the village. No further information about the Manor was identified.

AESTHETIC CONTEXT

Although having various phases of development Postling Court still retains its timber framed origins. The historic core of the building still clearly identified. The Manor is a little set back from the main street running through the village, occupying a prominent position next to the Parish Church.

The appearance of the building makes a positive contribution to the character of the village.

COMMUNAL CONTEXT

The property is located at the heart of the historic core of the village with the Parish Church St Mary and St Radegund located immediately to the North West. The village is small described in the Conservation Area assessment as a Hamlet (Conservation Architecture & Planning Ltd. (Shepway District Council), 2008).

Hastead's 1799 description of the Parish is not particularly complementary and wouldn't encourage a rush of tourism, describing it as *"unpleasant and unfrequented"* the description, very much of its time, was based on the ground being *"very wet and swampy, from the numbers of springs in and about it."* The source of one head of the river Stour being from these springs. The

association with the Church is noted as significant with documentary evidence linking the two, Hasted's description of the Parish identifies this. (Hasted, 1799).

The Norman Church is believed to have been built on the foundations of an earlier Church in this location. This may well be worthy of consideration for the dating of the Court given this established link with the Church.



FIGURE 1 - AERIAL VIEW OF POSTLING COURT (GOOGLE EARTH, 2017)

HISTORY AND DEVELOPMENT

Postling is and always has been surrounded by arable farmland with farming the main industry associated with village along with timber coppicing, although in more recent years the conversion of farms and buildings show the decline in the number of the individual farmsteads.

The historical development of the Court can be clearly identified. There are several phases of construction as would be expected with a property of this age. A layout plan of the ground floor showing the probable key phases of development can be found at Figure 2 with a larger version to be found at Appendix B at the rear of this document.

EXTERNAL FEATURES

At the historic core there is believed to be a 17th Century timber framed building. This was of a jettied construction with later alterations to modify the ground floor. The frame has been extended at ground level to incorporate brick walling that is now flush with the upper storey. The external pattern of timber framing can be identified as panel construction with with arch braces.

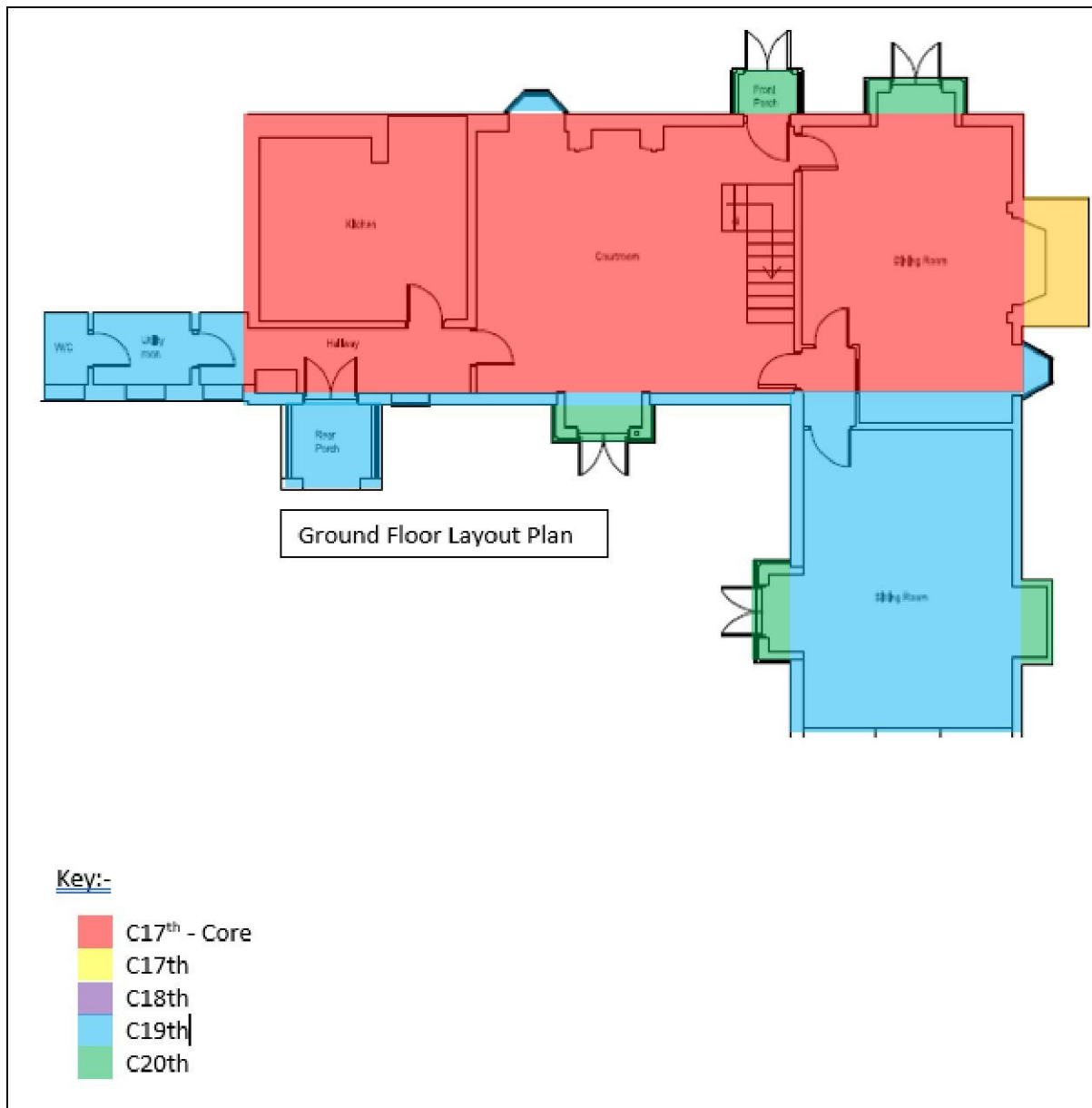


FIGURE 2 - PHASES OF CONSTRUCTION

The listing description (Grade II) is a clear reflection of the structure as it can be seen externally although the bay extensions would appear to be of a later date and are more likely to be of 20th Century origin. Internally, the position of timbers may suggest that a number of alterations have been made with the reuse of removed timbers, such as within the internal bay windows.

TR 13 NW POSTLING THE STREET (West side)

3/60 Postling Court 7.8.84 GV II House, now sub-divided. Mid C17 with late C19 additions and alterations. Timber-framed. Ground floor clad and underbuilt with red and grey brick in Flemish bond. Exposed framing to first floor with rendered infilling. Plain tile roof. Main range, with short integral cross-wing to right, formerly projecting forwards slightly, end extended in late C19. 2 storeys and attics. Continuous jetty to main range, now underbuilt. Dropped tie- beam. First-floor framing unevenly divided into 2 panels per storey. Short curved tension braces. Hipped roof. 2 rear stacks. Projecting C17 brick stack in English bond to right gable end, with two diagonally-set flues on moulded plinth.

Late C19 gabled dormers. Irregular fenestration of 3 leaded windows; one 2-light casement with top-lights, one single-light casement and one late C19 two-storey rectangular bay window with 4 casements and side lights to each floor. Late C19 panelled door under timber-framed porch to left end. Right wing extended forwards in late C19 with brick ground-floor, tile-hung above; hipped plain-tile roof and various canted leaded lights. Short single-storey addition to left leading to late C19 range at right-angles. Interior: exposed framing. Fragment of moulded fillet half-way up former front elevation of C17 right wing. Aligned butt purlin roof with queen struts to rafters and arch-braced interrupted tie-beams. Similar truss to C17 wing, but-with clasped purlins.

Listing NGR: TR1451339033

(Historic England, 2019)

Work over time has been sensitive to the character of the building the maintenance is of a high standard, with many of the original features retained which give an indication of the phases of development.

INTERNAL FEATURES

There are several internal features that are worthy of mention and may with further investigation provide discussion on the age of the building.

ELEMENTS OF SURVIVING TIMBER FRAME

POST HEAD AND BEAM JOINT STYLES

There are several surviving elements of the historic timber frame, whether they are in their original positions could be a matter of discussion. The modification of the original jettied building has exposed joints, potentially belonging to the original post head and beam construction. These can be found in several locations internally along the internal East elevation. The double dove tail joint shown in Figure 3 with the post shown below may be a reuse of the original which has been introduced when the jetty was altered to incorporate the underbuilt brick work.

There is, however, clear evidence in other area of the reuse of timbers as shown at Figure 3 in the Bay window.



FIGURE 3 - DOUBLE DOVE TAIL JOINT AND REUSE OF TIMBERS IN BAY

CARPENTERS MARKS

There is evidence of traditional carpenter's marks in several locations with the correctly corresponding timber in location. The largest concentration of these that can be easily accessed can be found on the timber frame adjacent to the staircase to the first floor. These would be worthy of further study and may be able to indicate the original plan and extent of the early phase of the building.



FIGURE 4 - EXAMPLES OF CARPENTERS MARKS

RITUAL BURNING MARKS

Along with the carpenter's marks adjacent to the first floor it was noted that there were a number of significant burn marks along the frame in this location. The pattern of these marks are similar to those found in other properties of this age that have been identified as ritual burn marks or taper burn marks. (Champion, 2018). Original studies suggested that these markings

could be dated as post 'Reformation', however more recent thinking is that *"it was common on both sides of the 16th Century Reformation"* (Champion, 2018).

These markings would be worthy of further investigation and recording.



Example of Ritual burning marks found on timber frame adjacent to the staircase

FIGURE 5 - EXAMPLE OF RITUAL BURNING MARKS FOUND ON TIMBER FRAME

PICTORIAL REVIEW

Appendix A provides photographs of the property that has been submitted as a separate document.

STREET VIEW



FIGURE 6 - NORTH WESTERN ELEVATION (FRONT)



FIGURE 7 - NORTH EASTERN ELEVATION



FIGURE 8 - SOUTH EASTERN ELEVATION (REAR)

ASSESSMENT OF HERITAGE SIGNIFICANCE

Postling Court is an example of a traditional timber framed building that has undergone a significant number of changes throughout its history. Much of what is believed to be the historic core historic core is still visible.

The carpenter's marks and ritual burning marks that were noted during the recent survey should be further investigated and a full recording of their locations be made. The assessment of these enrich the significance of this building and would provide further analytical evidence of this building which may be yet unrecorded.

DESIGN AND ACCESS STATEMENT

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DESIGN PROPOSAL

The aim of the proposed work is to repair the property so that it continues to perform structurally. The repair proposals determine that there will be no visible change to the exterior of the property. The nature of the proposed repairs is that once complete are hidden from view. The scope of repairs is essential to maintain the structural integrity of the building.

ACCESS

There is no intended change to the access by the proposed works.

LAYOUT

There is no change to the current layout of the site

SCALE

The proposed works are limited to the exterior of the Bay as shown at Figure 9 and minor internal decorative repairs.

LANDSCAPING

All areas that require removal for localised underpinning works will be replaced as existing.

APPEARANCE

There will be no change to the current appearance of the property.

PLANNING AND POLICY

The proposed works have been considered in relation to the Shepway Core Strategy and Local Plan 2013 with particular reference to Policy BE5 - control of works to listed buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) 2012 and Planning Policy Statement 5: Planning for the Historic Environment (PPS5) 2010 and GPA1, 2 and 3.

REPAIR SPECIFICATION

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The repair specification is limited to the areas that have sustained localised subsidence damage to the bay window.

EXTERNAL AREA OF REPAIR

The diagram at Fig. 9 shows the area subject of the repairs. Internally there are minor repairs to localised areas within the bay.

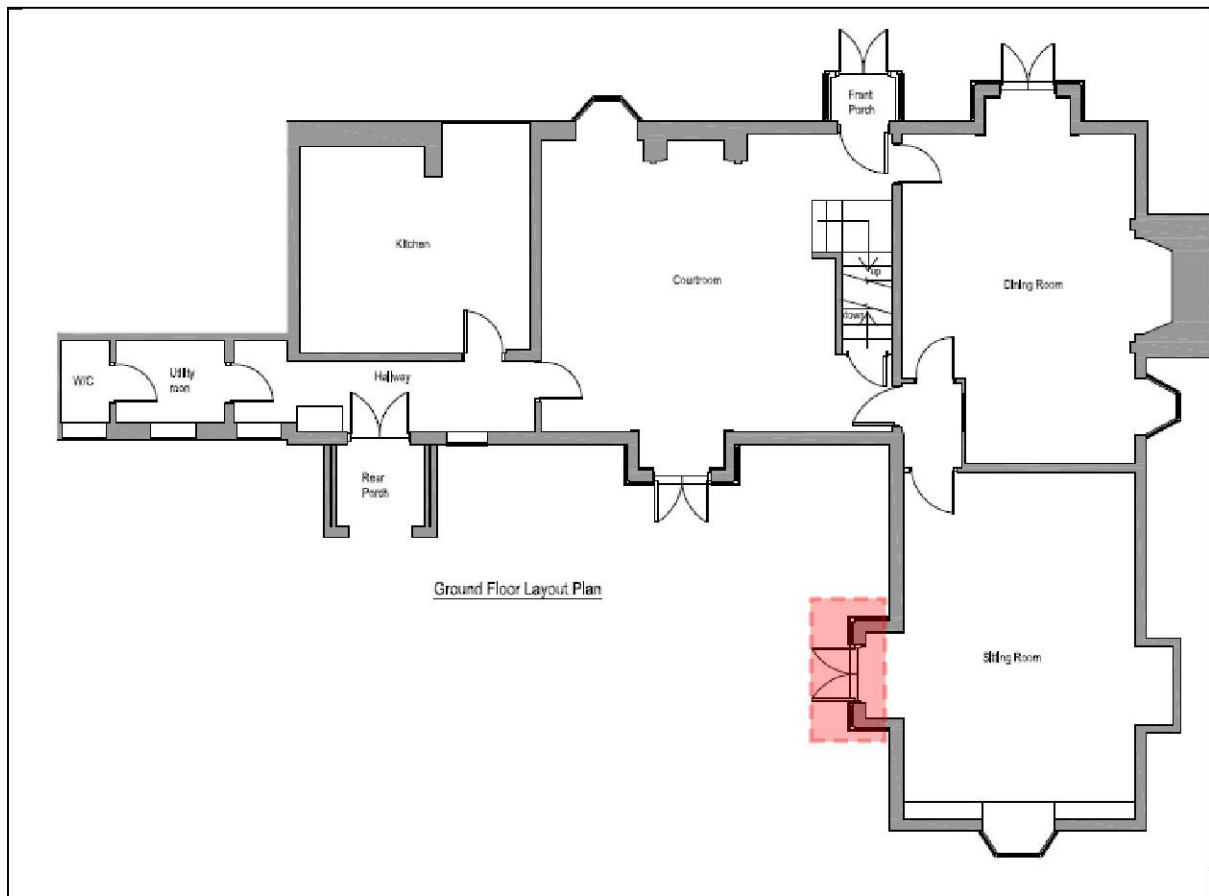


FIGURE 9 - PLAN SHOWING LOCATION OF BAY REPAIRS

TRADITIONAL UNDERPINNING

The complete specification for the underpinning repair methodology can be found at Appendices C & D at the rear of this document.

HIDDEN ARCHAEOLOGY

Due to the nature of the requirement for traditional underpinning it will be necessary to excavate material in order to install the specified repair material. It is intended where possible to use mechanical excavation techniques augmented by hand digging to mitigate any damage to the existing building, the cellar or any hidden archaeology. Should anything of an archaeological nature be discovered then works will cease until these have been assessed professionally.



FIGURE 10 - BAY WINDOW SUBJECT OF REPAIRS



FIGURE 11 - UNDER PINNING LOCATION AND AREA OF LOCALISED REBUILDING

BEDDING AND POINTING MORTAR SPECIFICATION

Mortar samples have been obtained from this area and are being analysed in order to provide an appropriate and compatible repair material. These will be submitted for approval prior to installation.

LOCALISED REBUILDING OF BAY CORNER

The intention is to carefully dismantle the section requiring repair whilst supporting the corner of the bay above. All the bricks will be cleaned of mortar and set aside for reuse. Should additional bricks be required for the localised rebuilding of the corner of the bay then a sample will be provided for approval prior to installation.

INTERNAL REPAIR AREAS

The internal repairs are limited to the immediate vicinity of the bay window and include treatment of water staining and redecoration to match the existing.



FIGURE 12 - INTERNAL BAY WINDOW

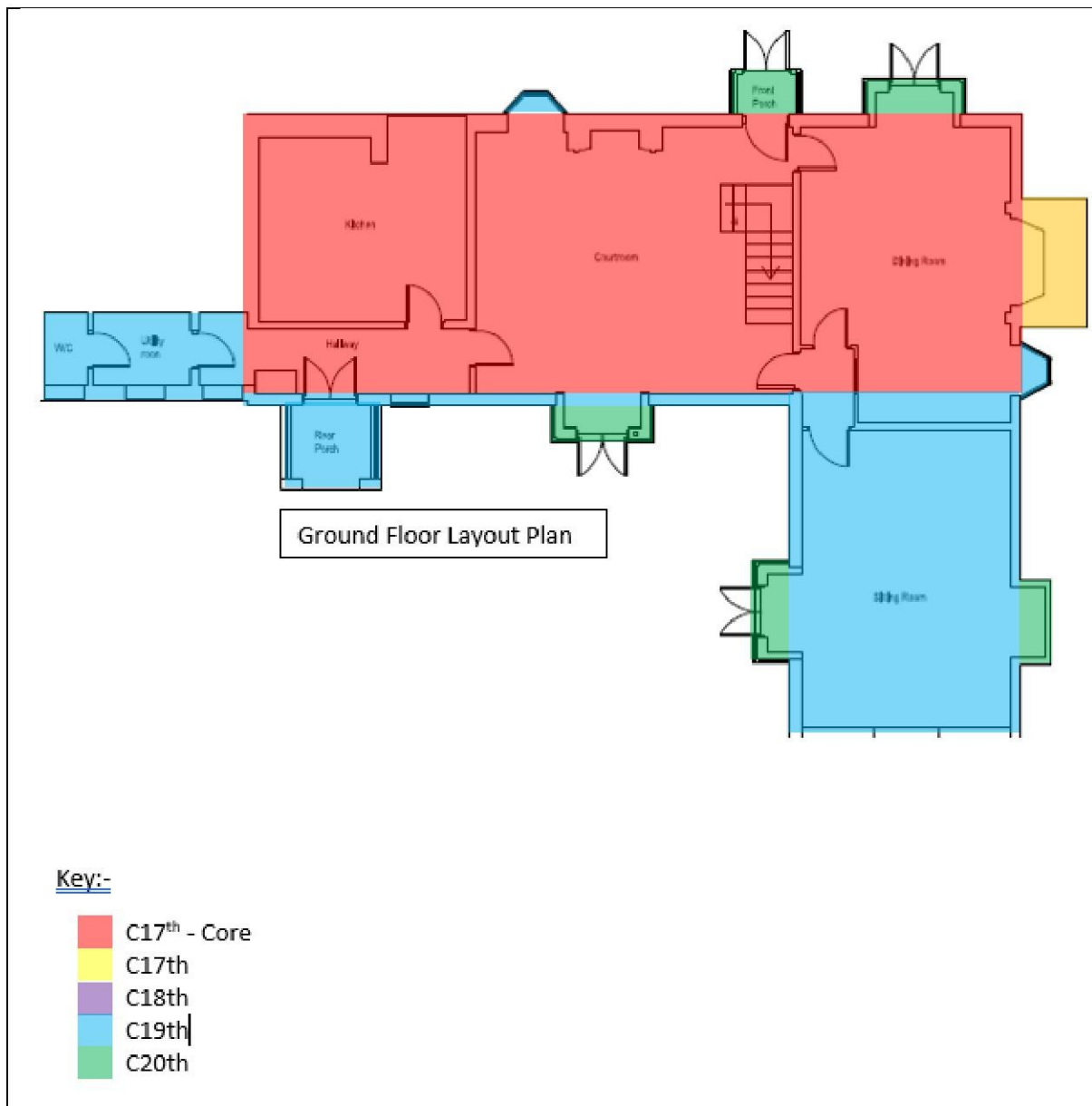
APPENDIX A

APPENDIX A

Pictorial review submitted as a separate document.

APPENDIX B

APPENDIX B – PHASES OF CONSTRUCTION



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APPENDIX D – SCOPE OF EXTERNAL REPAIRS

ACCESS AND ACCOMMODATION

1. It is suggested that the contractor establishes a site compound area on the east side of the house on an area of lawn.
2. Damage to shrubs must be avoided. Place protective mats on the ground to prevent un-necessary damage to the ground.
3. Access into the working area is through a side gate from the street. This will require access along the adjacent road. Appropriate signage must be provided on the highway.
4. Appropriate protection to surface must be provided around the working area to prevent physical damage and contamination from materials brought onto site.
5. The contractor will provide a welfare unit and storage for materials and equipment.

EXTERNAL WORKS

Note:- due to location and age of property there is a potential for unrecorded archaeology to be uncovered during excavation, if discovered works are to cease until the findings can be professionally assessed

1. Make a detailed photographic record of the surfaces and bay before commencing any work. Make drawings and record dimensions of paths, steps, levels and interfaces with adjacent surfaces.
2. Remove non-fixed items to a safe place within the garden.
3. Carefully dismantle the steps leading up to the bay double doors. Remove the mortar and set to one side for later replacing as per the original design on completion.
4. Carefully take up the paved surfaces back to a radius of at least 1m back from the bay elevations. Set the paving to one side for later replacing as per the original layout.
5. The yew hedge, unfortunately, will have to be neatly trimmed back to allow access to the right flank wall of the bay for underpinning and localised rebuilding.
6. Carefully dismantle the lower section of the rainwater downpipes as practicable to allow rainwater to be temporarily ducted away from the property during the works.
7. Check the serviceability of the drainage.
8. For the underpinning work refer to drawing and specification Ref: 6867059 Drawing: 103.
9. When excavating avoid damage to the yew hedge as far as is practicable. There is no intention to remove any elements of the Yew hedge.
10. On completion of the underpinning localised rebuilding of the lower right-hand corner of the bay is required.
11. Carefully dismantle the lower brickwork down to the underpin and prop as work proceed to maintain stability of the upper courses.
12. Clean and stack the bricks for re-use. Any damaged bricks must be like for like matched.
13. Bedding and pointing mortar are to be of the kind identified and specified from the samples taken on site.
14. Rebuild in the brick bond, bedding and pointing mortars as per the original in style.

15. Ensure that the mortar is tended for the recommended time as per manufacturers good practice recommendation.
16. Reinstall the drainage in accordance with good practice.
17. Working to the original records, reinstall the steps and pavements using the original materials as far as practicable to the original design.

COMPLETION

1. Carefully remove the site setup.
2. Clean surfaces as appropriate to remove builder's deposits. Replace damaged turf and any shrubs damaged by the work.
3. Make a final record of the completed work and hand back to the owner. Present as built records.

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