



Heritage Impact Assessment

The Pumphouse,
East Farleigh,
Maidstone

February 2023 | Project Ref 8826A

HCUK Group is a homeworking (since 2010) multi-disciplinary environmental practice. We offer expert, honest, and independent advice in archaeology, heritage, landscape, arboriculture, and planning based on our considerable experience. We provide a range of services that can be tailored to any site or case, supported by administrative, financial and HR teams. We began life as Heritage Collective LLP in 2010, before becoming Heritage Collective UK Limited in 2014. We became HCUK Group Limited in 2020.



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1. Introduction

1.1 This Heritage Impact Assessment has been prepared by HCUK Group on behalf of Chord Electronics in relation to The Old Pump House, East Farleigh, Maidstone. It provides an assessment of the impact of a proposed roof extension and alterations to the curtilage listed building (grade II), which dates from the 1860s. It currently provides office space for Chord Electronics, a local firm which has recently secured planning permission and listed building consent for extension of an adjacent building 'The Works', grade II listed. Both buildings formed part of the water works but were converted to office use in the 1990s.

The Context

1.2 The application site is occupied by The Old Pump House adjacent to The Works, grade II listed and Farleigh Bridge, a 14th century bridge over the River Medway (a scheduled monument and listed grade I). To the south of the bridge is Bridge House, listed grade II. Further south, on the opposite side of the river valley is the Church of St Mary, listed grade II* with accompanying listed church monuments. The East Farleigh Lower Road Conservation Area includes the church and extends westwards from it, c.250m south of the site. Appendix 1 contains the list descriptions for these assets.



Figure 1: The Old Pump House

Purpose of this Statement

1.3 This statement provides a proportionate assessment of the relevant heritage assets, taking account of their individual and group heritage significance and the contribution of setting to that significance. It provides Maidstone Borough Council with information on the effects of the proposed development to inform its decision making.

Key Considerations

1.4 The key consideration is the effect of the proposed roof extension and associated internal and external alterations on the heritage interest of The Old Pump House, together with the effects upon other designated heritage assets in the vicinity through changes to their setting.

1.5 Pre-Application discussion have been carried out with Maidstone Borough Council and the design of the proposed roof extension has been amended to comply with the feedback.

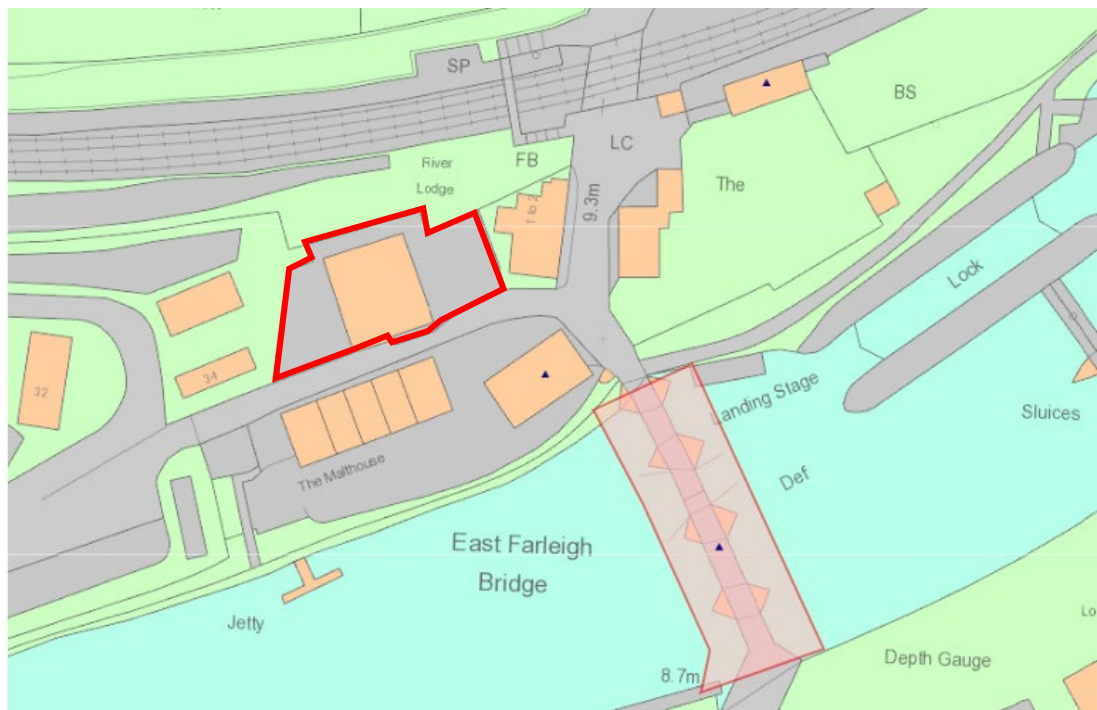


Figure 2: Site Location Map with heritage designations¹

¹ Blue triangles denote listed buildings. Red wash denotes scheduled monuments.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.²
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.³ Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.⁴
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- 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.*
- 2.6** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017),

² Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

³ South Lakeland v SSE [1992] 2 AC 141.

⁴ Conservation Principles, 2008, paragraph 84.

better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.7 The NPPF requires the impact on the significance of a designated heritage asset⁵ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁶ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁷ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.9 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

⁵ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁶ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁷ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

Maidstone Local Plan 2011-2033

2.10 Policy DM 4 Heritage assets is relevant to the application:

"Development affecting designated and non-designated heritage assets

- 1. Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.*
- 2. Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:*
 - i. Any heritage assets, and their settings, which could reasonably be impacted by the proposals;*
 - ii. The significance of the assets; and*
 - iii. The scale of the impact of development on the identified significance.*
- 3. Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
- 4. The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting.*
- 5. In the circumstances where the loss of a heritage asset is robustly justified, developers must make the information about the asset and its significance available for incorporation into the Historic Environment Record.*

3. Background and Development

- 3.1** The application site building forms part of what was the Maidstone Waterworks, constructed in 1860 for the Maidstone Water Company on the northern bank of the River Medway, just west of the East Farleigh bridge. The waterworks consisted of several buildings, including two pumping stations, the first, designed in a Neo-Egyptian style by James Pilbrow in 1860⁸ and the second, more austere to the north-west is the application site building. Designed in an Neo-Romanesque style it is a yellow brick building with red brick buttressed corners and a separate boiler house lean-to extension on the west side.
- 3.2** The layout of the waterworks is depicted on both the 1862 and 1897 Ordnance Survey Maps. These maps indicate the application site building was constructed between 1862 and 1897.
- 3.3** According to the Kent Historic Environment Record entry for the waterworks two reservoirs were also built to add spring water to the river water being pumped from the waterworks up to the Barming Reservoir. These are now covered over and not visible.

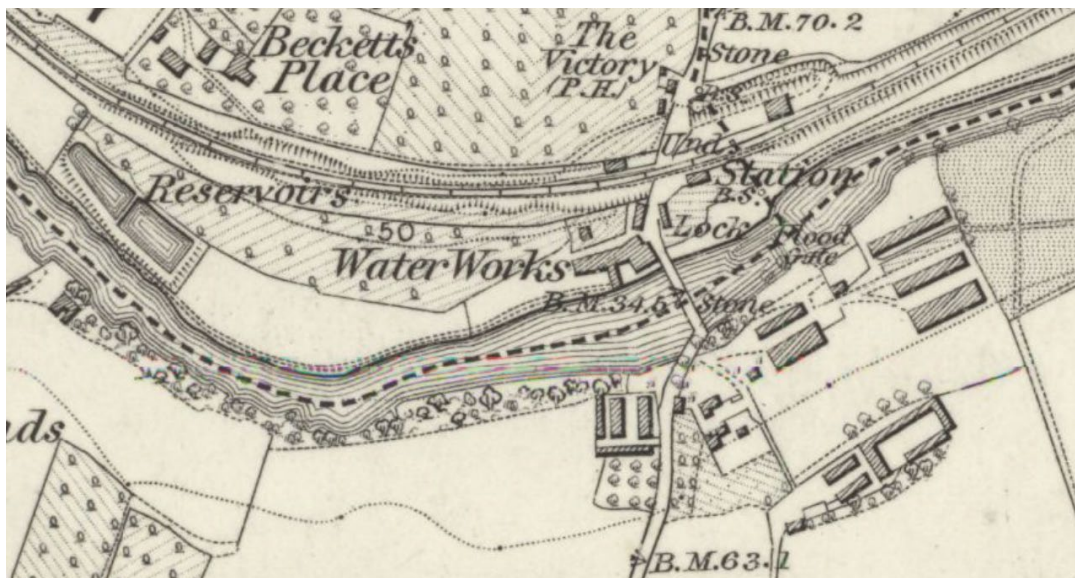


Figure 3: 1862 Ordnance Survey Map

⁸ <https://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/SingleResult.aspx?uid=MKE15299>

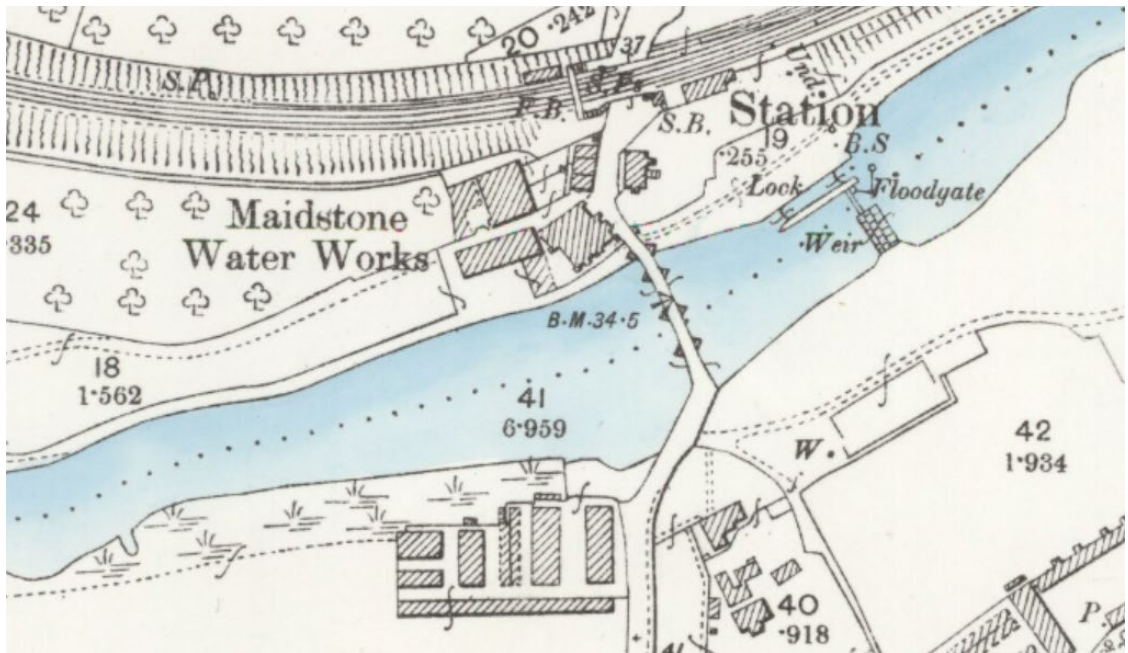


Figure 4: 1897 OS Map

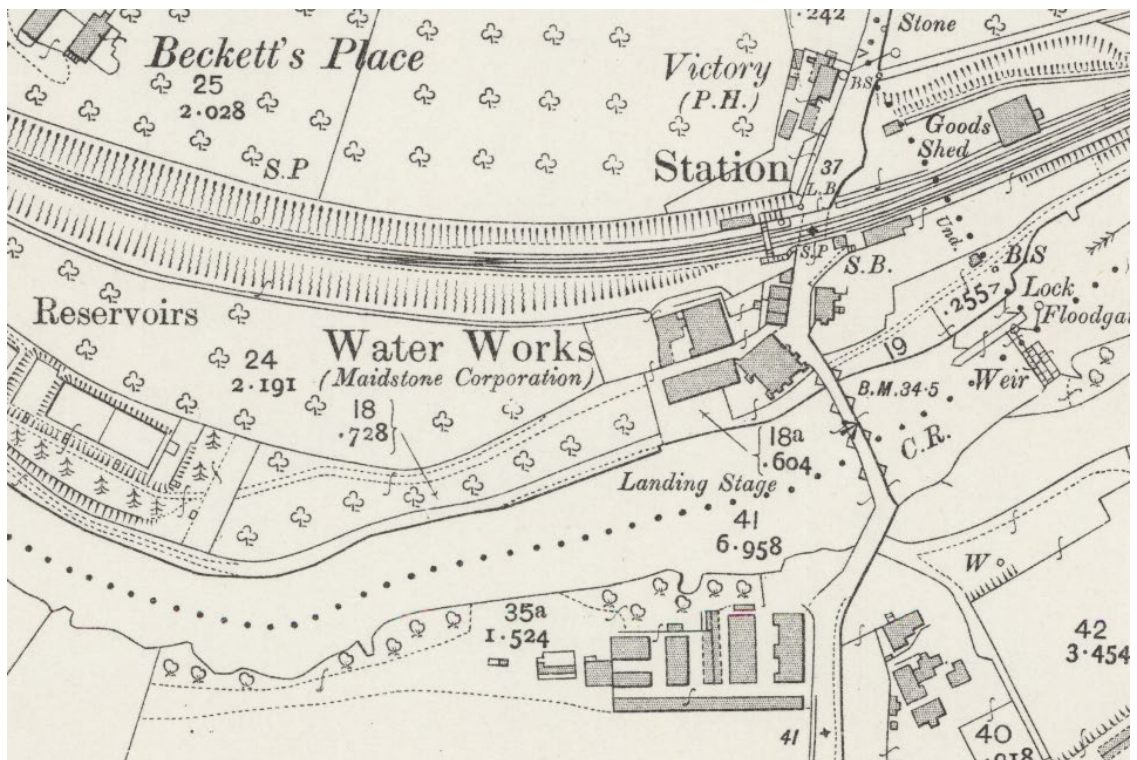


Figure 5: 1907 OS Map

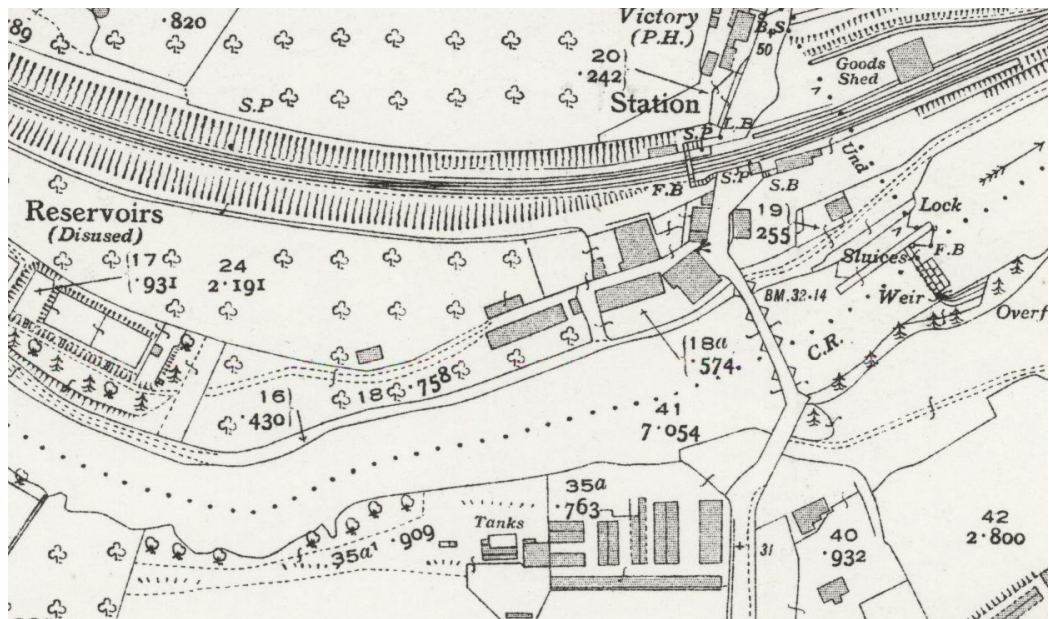


Figure 6: 1933 OS Map

3.4

Historic photographs indicate the Old Pump House was originally the second tallest structure, behind the since demolished Egyptian style obelisk (former chimney). It is unknown when the chimney and roof on the Pump house were demolished. The whole complex was converted in the 1990s to provide office accommodation and new housing to the west following a period of dereliction.

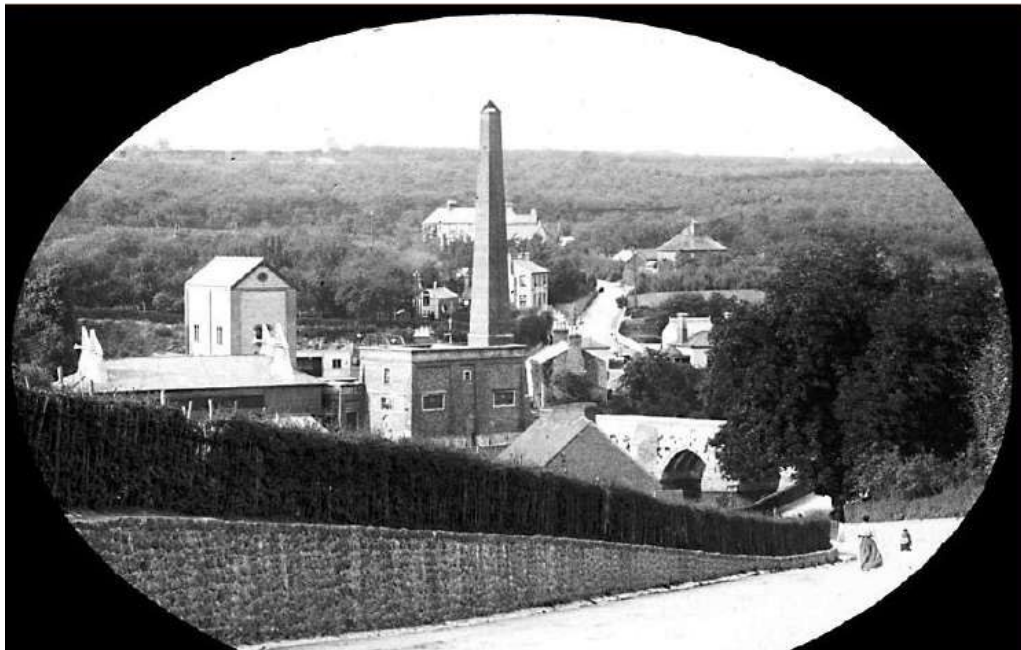


Figure 7: Historic Photograph (unknown date)



Figure 8: Undated Photograph looking west along River Medway



Figure 9: Undated photograph showing derelict buildings prior to conversion

James Pilbrow (1813-1894)

3.5 James Pilbrow was described in his obituary as an engineer, born in Essex, educated in Chertsey and at Lynstead in Kent. He took out several patents relating to steam engines and the behaviour of steam under various pressures in the 1840s. Following the introduction of the Public Health Act of 1848 Pilbrow was appointed engineer and surveyor for the Board of Health in Tottenham in 1850 and was instrumental in the introduction of mains water to put out fires. He had a truck made to carry the hose and hydrants as standpipes. Following his success in Tottenham many other boroughs employed him in relation to water engineering projects. One of these was Maidstone. He retired in 1868 and spent his remaining years in Worthing⁹. According to one source Pilbrow was a Fellow of the Society of Antiquaries of London¹⁰.

Planning History

3.6 Plans for the conversion of the pump house were approved in 1989, with subsequent follow up applications in 1996 and 1997. The 1989 plans demonstrate a greater level of intervention into the fabric than was ultimately carried out, including the omission of the three dormer windows proposed for the west boiler house, in favour of three discreet rooflights instead and a mezzanine floor within. The main pump house room was converted to provide three floors of office accommodation, served by a modern staircase at the northern end.

3.7 Externally the ground floor fenestration was altered to provide a new entrance door into the office on the south elevation but the east elevation has been retained much as it was before 1990. The west elevation of the boiler house has been altered more dramatically, gaining consent in 1996 for garage doors to be inserted at ground floor level.

3.8 A pitched roof was inserted over the main part of the building following the 1989 permission.

⁹ https://www.gracesguide.co.uk/James_Pilbrow

¹⁰ <https://heritagecalling.com/2020/03/26/ancient-egypt-in-england/>

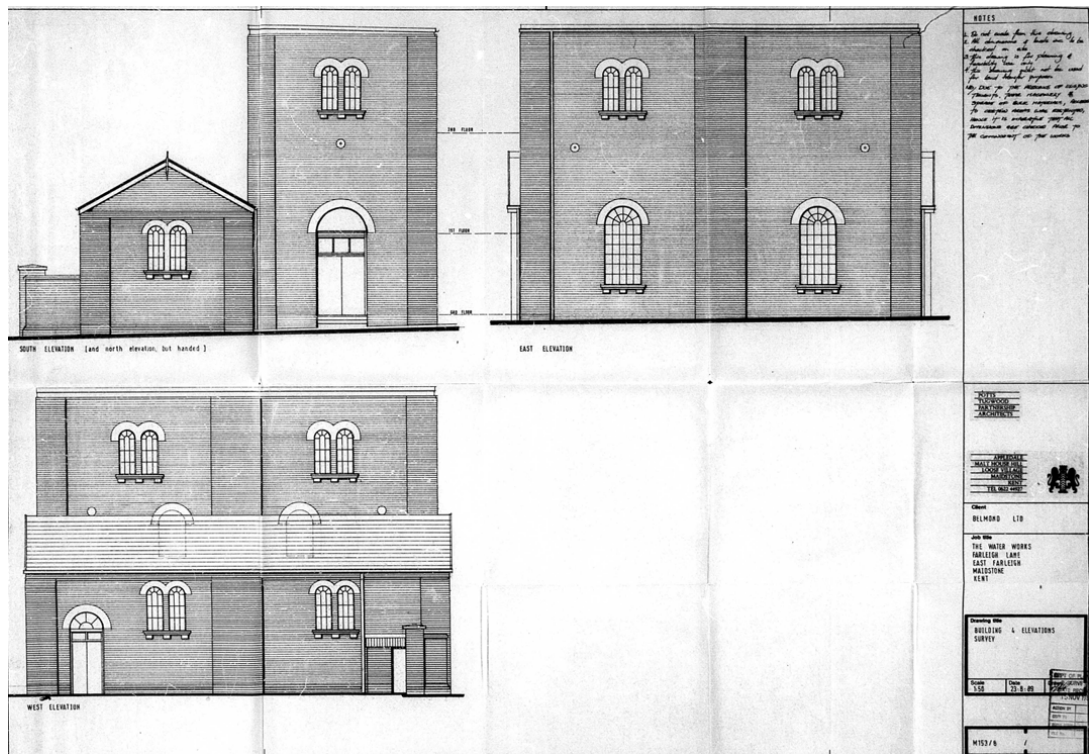


Figure 10: As existing elevation drawings 1989

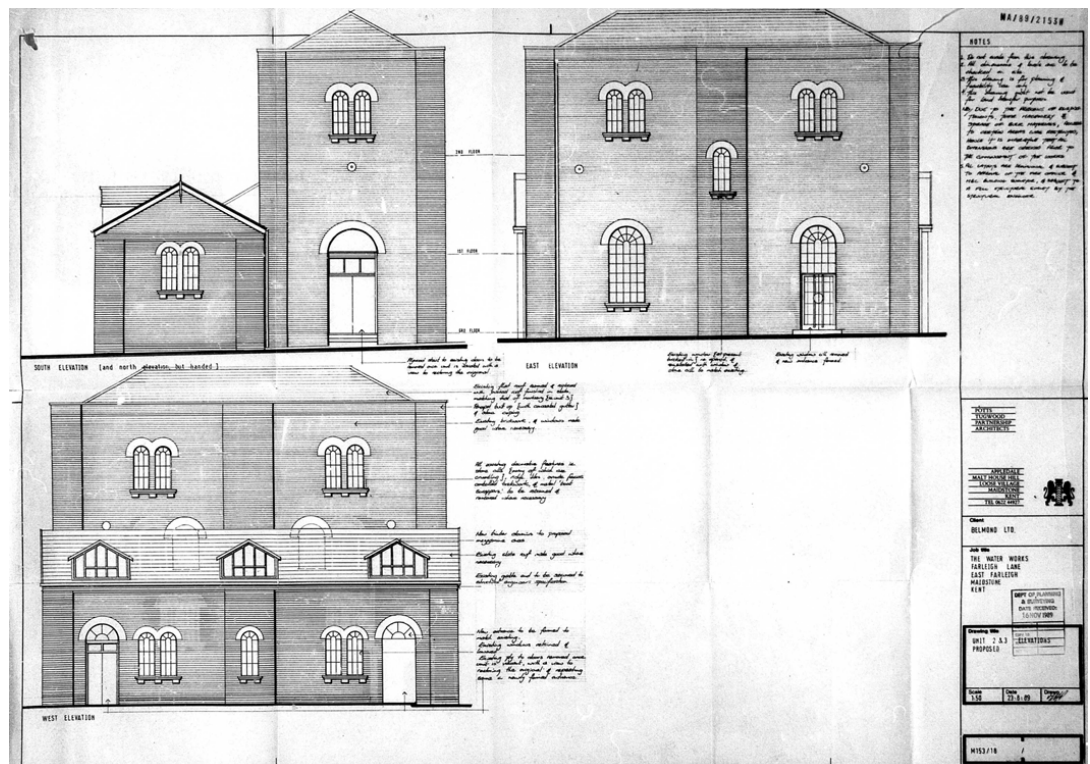


Figure 11: As proposed elevation drawings 1989

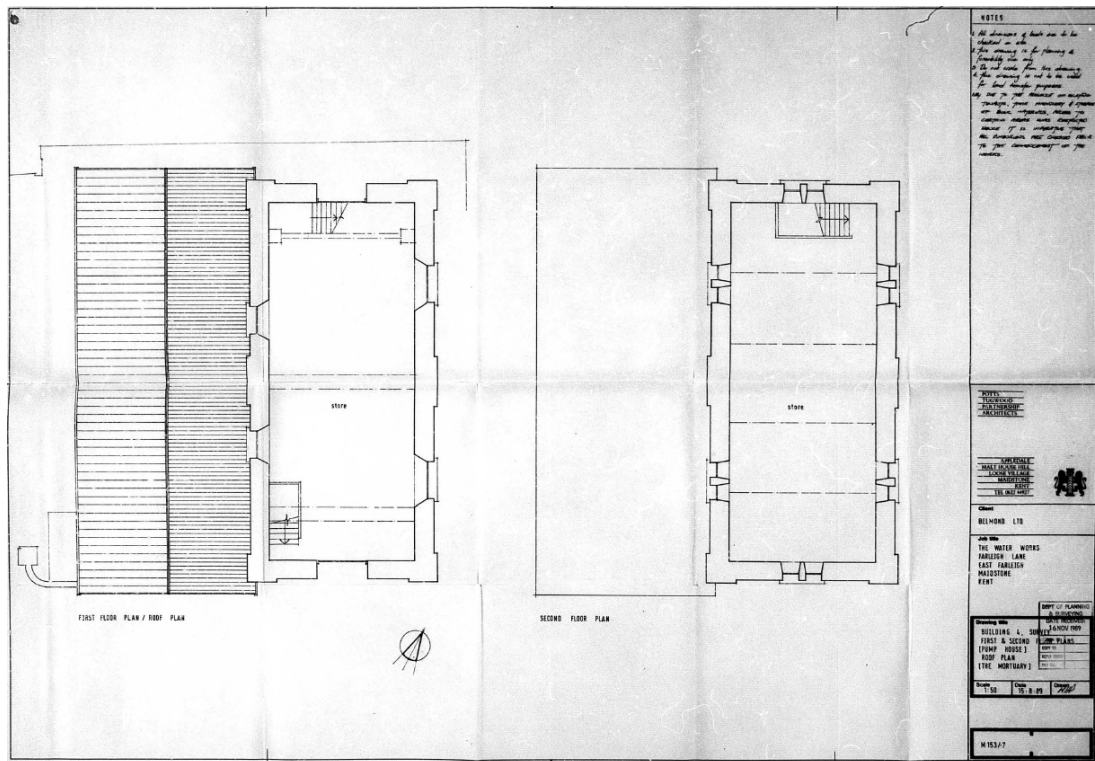


Figure 12: As existing plans 1989

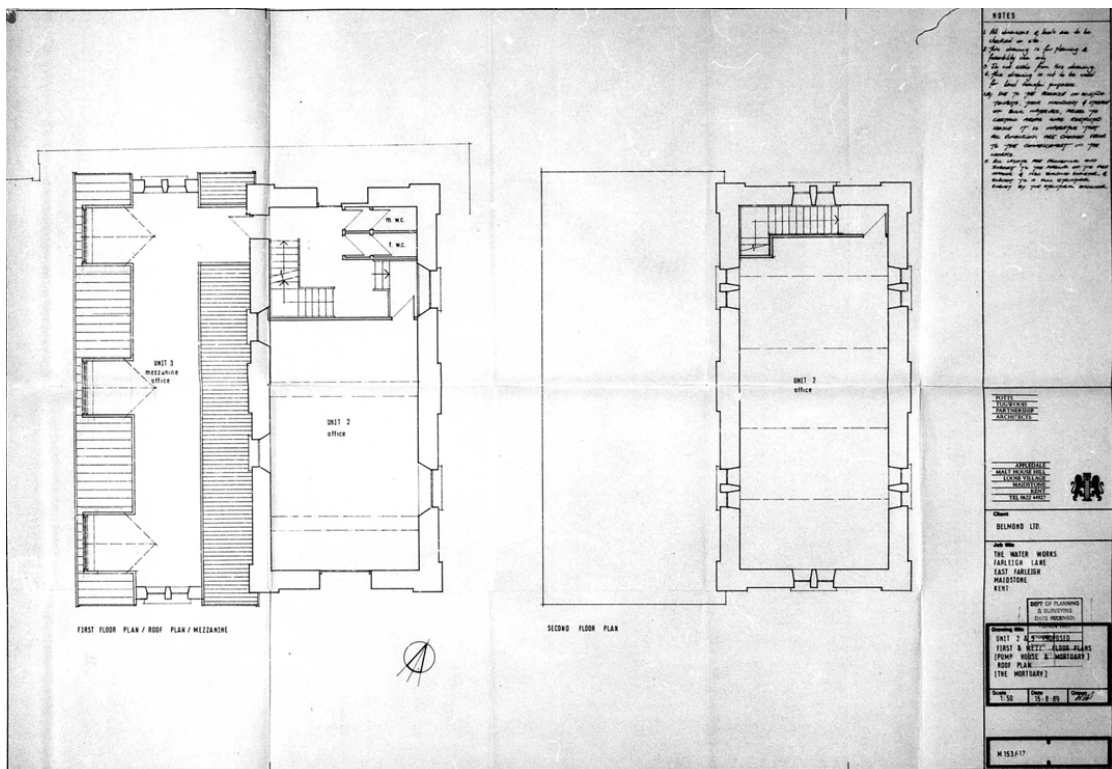


Figure 13: As proposed plans 1989

4. Statement of Significance

Assessment of Significance

4.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Appendix 3.

The Works (grade II)

4.2 The application site building is considered to be curtilage listed as part of the Works building.

4.3 The former pumping house is of special interest as a result of its architectural and historical significance as an early Victorian pumping house. The historical association with James Pilbrow, a known engineer with pioneering aptitude brings value, as does the form of the building built as a former waterworks. The architectural appearance of the heavily influenced Egyptian form contributes to its interest and makes the building a landmark in an otherwise traditional village setting. Its historical interest has been diminished as a result of the loss of its striking chimney and its original use, but its robust form and materiality still confers interest.

4.4 Despite conversion in the 1990s the building still survives as a landmark within the area and contributes an understanding of the role of the waterworks in the Victorian management of water systems for the wider Maidstone area.

4.5 The Pump House forms part of the historical interest of the Works due to its former function and relationship with it, as another major part of the waterworks. The Old Pump House is not of listable quality and is not on the local list. Nevertheless it has some architectural interest and compliments the monumental form of the Works

building, the pair forming a group of building that have dominated the village since the 1860s.

The East Farleigh Bridge

4.6 The 14th century bridge over the River Medway is of very special interest and has a high historical and archaeological value as a crossing point within the river valley of East Farleigh. The list description and the scheduling description at Appendix 1 provide detail on the history and development of the bridge. The bridge's historical fabric and function are of very high importance and historical associations with events such as the outflanking of the Earl of Norwich by General Fairfax on 1st Jun 1648 also add to the historical interest of the structure.

4.7 In summary:

"Despite later alterations and repair work, East Farleigh Bridge is a well preserved medieval multi-span bridge. It is one of the finest examples of its type in southern England and will retain significant evidence of medieval bridge design and workmanship. Deposits buried underneath the bridge will preserve valuable artefactual, ecofactual and environmental evidence, providing evidence for the human and natural history of the site prior to the construction of the bridge."

4.8 The surroundings in which the bridge is experienced, its setting, have changed over time as the use of both the north and south banks of the river has been altered through development. Victorian water infrastructure on the north bank is also joined by more modern river management systems across the river to the east of the bridge. The river is integral to the setting of the bridge and its location within the valley provides an opportunity to experience it from high ground on both sides, as well as from the river itself on a pleasure boat, many of which are moored along its banks to the west of it. The application site forms part of the setting of the bridge and its historical function has a relationship with the river and thus the bridge, albeit they are from different time periods and have different functions in relation to the watercourse.



Figure 14: View of Bridge and the former waterworks buildings from the south

Bridge House

4.9 According to the list description at Appendix 1 Bridge House dates from the 17th century with later applied 20th century close studding and render infill on the front elevation. The presence of a jetty and boxed eaves, as well as a plain clay tile hipped roof together illustrate the historical interest of the building. It's surviving fabric and any internal features that may survived (no inspection carried out) will all contribute to its special interest. As a vernacular building it displays archaeological value in its timber frame, albeit altered at a later date and provides the ability to understand any regional variations in the construction of houses during the 17th century.

4.10 Bridge House is experienced from its garden and the river, and from the bridge where its northern elevation can be viewed through the entrance gate. It is also visible as part of a group with the bridge in views from the north. There is no known historical connection between the Old Pump House or The Works and Bridge House such that either specifically contributes to the significance of Bridge House. There is intervisibility but this is incidental to heritage significance.



Figure 15: Front elevation of Bridge House, looking south

East Farleigh Lower Road Conservation Area

4.11 The boundary of the conservation area is c.260m south of the application site, across the river and on the opposite side of the valley. It is an area that encompasses the historic settlement of East Farleigh, including its church and a collection of 18th and 19th century houses along Lower Road, together with their gardens and open spaces. Some later 20th century infill is evident but limited. The hop kilns and the church are the most prominent buildings within the area with their distinct silhouettes. The area is of historical and architectural value as a result of the listed buildings within it, as well as the historical plots, layout and the rural setting of the area.

4.12 The setting of the conservation area is characterised by fields to the north and south, with later ribbon development to the east and west. Views out of the area include a modern field scape to the south, on rising land, where more historic boundaries have been lost over time, but a river valley pasture, sloping down to the River Medway and offering views across to it characterises the land to the north.

4.13 The application site is visible from the grounds of the Church of St Mary, looking out of the conservation area toward the bridge. It forms part of the former industrial waterworks, now mostly offices or residential accommodation with pleasure boats and built form on either side of the river. The Old Pump House does not specifically contribute to the character and appearance of the conservation area, being quite separate from it and at a distance, but it is visible and forms part of the views towards the scheduled bridge and indicates something of the working past of the river. The application site is seen as one of a collection of historic and modern buildings in the valley bottom and contributes to the eclectic character of this single view. Views into the conservation area from the bridge are focused on the church of St Mary, which forms a landmark atop the hill and indicates the presence of the historic settlement along Lower Road. None of these views are planned or designed, but they do allow an appreciation of the historic context of the area.

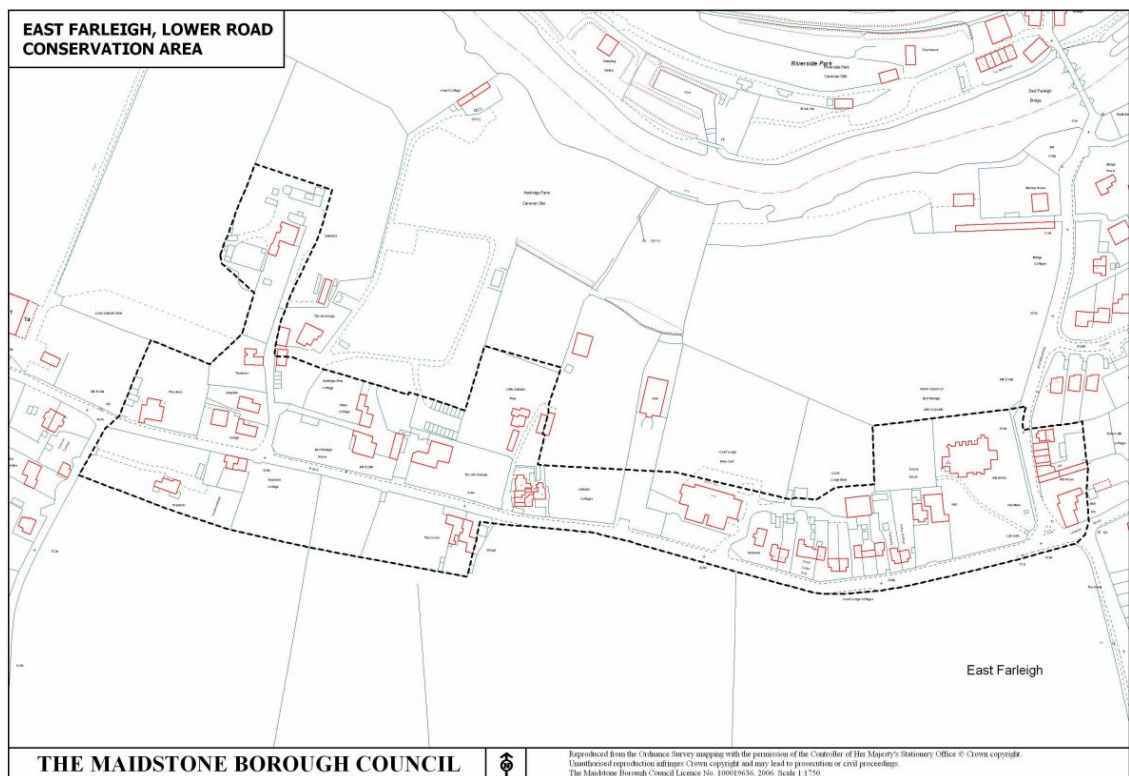


Figure 16: East Farleigh Lower Road Conservation Area



Figure 17: View into the East Farleigh Conservation Area



Figure 18: View from East Farleigh Conservation Area toward the site

Church of St Mary, East Farleigh

4.14 The Church of St Mary is listed grade II* and of considerable heritage interest. This is embodied in its surviving historic fabric, design and architectural features, together with its function, orientation and surrounding listed monuments with which it forms a group. The presence of the church illustrates the historic nature of the settlement and its phased development, from the 11th to 19th century gives it archaeological interest. Artistic interest is embodied in the individual craftsmanship of internal and external features, including tombs within the church. Historical associations with prominent local individuals also confer interest.

4.15 Due to the topography of the area the Church of St Mary is experienced within both intimate short range views and longer range views from the valley bottom and also from Vicarage Lane to the south. It has a relatively informal graveyard around the building which allows one to appreciate its heritage values from all directions. Views toward the application site from the grounds of the church are characterised by a collection of modern and historic buildings near the river crossing and northwards up the opposite sloping valley side. Views from the application site vicinity include the church due to its raised position, these are incidental and long range.



Figure 19: Church of St Mary (south elevation)

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 3.

Proposed Works and Effects

5.2 Reference to the proposed drawings and the Design and Access Statement by Felix Lewis Architects is required while reading this section. It is proposed to extend the building by one storey to restore it to its original height. No internal alterations to the office space are proposed.

5.3 A new roof extension is proposed to provide a third floor level of office accommodation enabling views southwards across the valley. It will be a modern addition which ties in with the existing architecture through its materiality and vertical extension of the red brick piers. Its pitched roof form will replicate the original roof form, which was a simple pitched roof with brick gable. The main change from the original volume as shown in the historic photographs is the addition of fenestration to provide light and outlook to the new floor. Originally there would have been no need for windows.

5.4 The pre-application proposal included a fully glazed south gable, with large areas of glazing between the red brick piers. The proposal has been revised to provide a yellow brick gable and brick fins across the facades with just central windows on each elevation, thus reducing the glassy appearance of the addition. A simple indented brick detail will mark the transition between the old and new fabric and provide a subtle indication of the new extension.

5.5 A Corten steel roof is proposed, with solar panels on the west facing slope. This materiality ties the extension back to the that recently approved for the same applicant at The Works, unifying the two buildings which have a functional and historical relationship.

- 5.6** The works will involve the removal of the existing pitched roof, which is a modern, 1990s addition to the building.
- 5.7** This sensitively designed proposal will preserve and enhance the architectural form of the Old Pump House. It will have no impact on the principal listed building to the south-east and its materiality will complement the extension to the main listed building.
- 5.8** The quality of the materials and design provide an intervention that will respect the robustness and former industrial character of the building and its role as a pumping station. This is a building which is capable of taking a roof extension without compromising its architectural integrity or form, indeed the proposal merely takes the building back up to the height that it was originally built as, but with an honest addition that will read as a 21st century insertion.
- 5.9** This assessment concludes that the works would not result in harm to the heritage significance of the grade II listed building, The Works or to the curtilage building, The Old Pump House for the reasons outlined above. The new addition has architectural merit and will sit comfortably atop the existing building without detracting from the base.

Effect on other designated assets

- 5.10** Appendix 3 contains an assessment of the proposals against the Historic England GPA 3 checklist for each asset below, grouped as appropriate due to their overlapping settings.

The East Farleigh Bridge and Bridge Cottage

- 5.11** While the new roof extension will form part of the surroundings and experience of these assets it will not detract from the heritage values for which they have been designated. A change does not necessarily relate to harm to significance. Both the assets predate the application site building and have been experienced in a changing and evolving environment. This latest iteration of a roof form on the building will not change an appreciation of the historical and architectural values, or the group value of the two assets. No harm would arise.

East Farleigh Lower Road Conservation Area and Church of St Mary

- 5.12** The new roof extension is located over 260m from the conservation area and the Church of St Mary and there will be no direct effect upon either asset. Seeing the new roof extension in long range views from the conservation area will not affect an appreciation of its historical or architectural interest as the Old Pump House is not a building that materially contributes to these values. Historically the building was the height that is now proposed and was visually prominent. The new extension will offer a new addition, suited to the industrial past of the waterworks and reemphasis the historic use of the host building and The Works. The extension will complement the extension to The Works building when seen together in views from the conservation area and the church.
- 5.13** No harm would be caused to the Church of St Mary or the East Farleigh Lower Road Conservation Area.

6. Conclusions

- 6.1** The Old Pump House is a curtilage listed building with a historic function associated with the Maidstone Waterworks. While not of a quality to warrant individual or local listing the building contributes to the historical interest of the grade II listed The Works. Both building have undergone considerable change over time including in function and appearance. A new roof extension to the Old Pump House will enable the applicant to continue to grow the business already occupying the building and complement the extension recently approved to The Work.
- 6.2** Taking into consideration the specific interests of the building this assessment concludes the proposal will have no effect on historic fabric and offers an enhancement to the architectural interest of the building as a result of the proposed high quality roof extension. The design respects the architectural language of the host building while providing a contemporary character to the facades to provide windows to the new third floor.
- 6.3** The proposal will not result in harm to the significance of the Old Pump House or The Works and paragraphs 201 and 202 of the NPPF are not engaged. There is compliance with Policy DM4 of the Maidstone Local Plan.
- 6.4** An assessment of the significance and setting of four designated assets, The East Farleigh Bridge (scheduled monument/grade I), Bridge House (grade II), East Farleigh Lower Road Conservation Area and Church of St Mary (grade II*) concludes that there will be no harm to significance.
- 6.5** The new extension to The Old Pump House will be visible within the setting of the four designated assets, but the change will not amount to an effect on an appreciation of their heritage values. The Old Pump House post dates many of the assets and forms a landmark within the River Valley which is capable of the change proposed.
- 6.6** Thus, no harm will arise to the significance of any other designated heritage assets.

Appendix 1

List Descriptions

Former East Farleigh Waterworks

The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Maidstone (District Authority)

Parish: Barming

National Grid Reference: TQ 73455 53562

Details

FARLEIGH BRIDGE TQ 75 SW BARMING 2/7 Former East Farleigh Waterworks GV II Waterworks, now coachworks and joinery. 1860, by James Pilbrow, in an Egyptian style. Gault brick in English bond. Rectangular. 2 storeys. Coursed stone plinth towards river to south. Battered clasping buttress to each corner, and 2 set close together towards centre of each long side, all running into deep brick plat band under eaves. Rendered coved cornice with deep roll to base and chamfer to top. Low rendered parapet. Truncated projecting brick stack, formerly tall and tapering, filling most of east gable end, with cornice carried round it and bearing the initial "P". Irregular fenestration to south of one small first-floor casement almost filling the narrow central bay and one broad 10- pane window with thin glazing bars to each outer bay of ground floor, all with rendered architraves and deep rendered coved and splayed cornices. 2 inserted 3-light wooden casements. Similar first-floor window to north. First-floor door to left gable end. Single-storey section in a similar style adjoining north-west corner. 2 doorways with rendered coved and splayed cornices flanking base of stack to east. Interior not inspected. (J.S. Curl, *The Egyptian Revival*, 1982).

Listing NGR: TQ7188154503

East Farleigh Bridge (Scheduling Description)

Location

The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Maidstone (District Authority)

Parish: Barming

County: Kent

District: Maidstone (District Authority)

Parish: East Farleigh

National Grid Reference: TQ 73480 53518

Summary

East Farleigh Bridge, 62m north-west of Lock Cottage.

Reasons for Designation

Multi-span bridges are structures of two or more arches supported on piers. They were constructed throughout the medieval period for the use of pedestrians and packhorse or vehicular traffic, crossing rivers or streams, often replacing or supplementing earlier fords. During the early medieval period timber was used, but from the 12th century stone (and later brick) bridges became more common, with the piers sometimes supported by a timber raft.

Most stone or brick bridges were constructed with pointed arches, although semicircular and segmental examples are also known. A common medieval feature is the presence of stone ashlar ribs underneath the arch. The bridge abutments and revetting of the river banks also form part of the bridge. Where medieval bridges have been altered in later centuries, original features are sometimes concealed behind later stonework, including remains of earlier timber bridges. The roadway was often originally cobbled or gravelled. The building and maintenance of bridges was frequently carried out by the church and by guilds, although landowners were also required to maintain bridges. From the mid-13th century the right to collect tolls, known as pontage, was granted to many bridges, usually for repairs; for this purpose many urban bridges had houses or chapels on them, and some were fortified with a defensive gateway.

Medieval multi-span bridges must have been numerous throughout England, but most have been rebuilt or replaced and less than 200 examples are now known to survive. As a rare monument type largely unaltered, surviving examples and examples that retain significant medieval and post-medieval fabric are considered to be of national importance.

Despite later alterations and repair work, East Farleigh Bridge is a well preserved medieval multi-span bridge. It is one of the finest examples of its type in southern England and will retain significant evidence of medieval bridge design and workmanship. Deposits buried underneath the bridge will preserve valuable artefactual, ecofactual and environmental evidence, providing evidence for the human and natural history of the site prior to the construction of the bridge.

History

See Details.

Details

This record was the subject of a minor enhancement on 17 December 2014. The record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records.

The monument includes a medieval multi-span bridge situated over the River Medway at East Farleigh.

The bridge is constructed of Kentish ragstone with five pointed arches including four main arches spanning the river. The main arches have chamfered ribs. On the north bank is a smaller arch with stone voussoirs; a later addition which spans the tow path. There is also a blind arch spanning the angle between the bridge and retaining wall on the south approach and acting as a buttress supporting the bridge at this end. Between the arches are pointed cutwaters rising to the level of the stone parapet.

East Farleigh Bridge dates to about the fourteenth century and underwent repair in 1843. It is one of a series of well preserved medieval bridges across the River Medway.

East Farleigh Bridge is Grade I listed.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: KE 28

Legacy System: RSM - OCN

Sources

Other

Kent HER TQ 75 SW 25. NMR TQ75SW25.

PastScape 415833.

LBS 431881.

East Farleigh Bridge (List Description)

GV I

Partly in Barming Civil Parish. Road bridge. Probably C14. Roughly coursed ragstone with stone coping. Approached at an angle from the south- west, and slightly cambered towards centre. Water spanned by 4 pointed arches (2 to centre higher), each with doubly hollow-chamfered stone rib to each outer side and 2 plain- chamfered ribs to soffit. Arches alternate with full-height cutwaters on both sides of bridge. Blind, chamfered skew arch to angle between bridge and retaining wall of south approach road. South- west retaining wall about 43 metres long, increasing in height, to carry road across low ground before bridge. Low later arch with stone voussoirs spanning tow path on north bank. One of a series of medieval stone bridges across river Medway, and possibly one of the finest medieval bridges in the south of England. Scheduled Ancient Monument.

Listing NGR: TQ7348253538

Bridge House

Location

Statutory Address:

BRIDGE HOUSE, STATION ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Maidstone (District Authority)

Parish: East Farleigh

National Grid Reference: TQ 73495 53481

Details

STATION ROAD TQ 75 SW EAST FARLEIGH (East Side) 2/57 Bridge House 25.7.52 GV II

House. C17 with later alterations. Timber framed, with applied C20 close-studding and channelled render infilling to front elevation. Exposed close-studding with arch braces to right gable end. Plain tile roof. 2 storeys. Continuous jetty. Boxed eaves. Roof hipped to left, half-hipped to right, with gablets. Slender projecting brick stack with stone base to right gable end. Irregular fenestration of 3 casements; two 3-light and one 2-light. Ribbed C20 door to right of centre, up 5 steps. Rear lean-to. Interior not inspected.

Listing NGR: TQ7349553481

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 431883

Legacy System: LBS

CHURCH OF SAINT MARY, LOWER ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Maidstone (District Authority)

Parish: East Farleigh

National Grid Reference: TQ 73414 53317

Details

LOWER ROAD TQ 75 SW EAST FARLEIGH (North Side) 2/34 Church of St. Mary 23.5.67 II* GV

Parish church. Late CII or C12, C13, C14 and C15, restored 1891 by J.L. Pearson. Ragstone, with plain tile roof. Wood shingles to spire. West tower, nave, south aisle, south porch with parvis chamber, chancel with south chapel, north vestry, north aisle. West tower: C13, possibly with earlier origins. Roughly coursed ragstone rubble. Battered plinth. No stages. North-east pilaster buttress with tufa quoins, and traces of another to south-east. Splay-footed octagonal tower with C19 lucarnes. Lancet to each face of belfry except east. Small rectangular light towards centre of tower below each lancet. Moulded pointed-arched west doorway with renewed scroll-moulded hoodmould. South aisle: re-built or re-faced in 1891. Small blocks of evenly-coursed dressed stone on chamfered stone plinth. Moulded and gargoyled string-course below plain parapet with moulded stone coping. Diagonal south-west and south-east buttresses and 2 south buttresses. C19 west window and three C19 south windows in a late C13 style. South porch: in a similar style to south aisle, with parapet raised to point over doorway. Chamfered plinth. Diagonal south-west and south-east buttresses. South window to parvis chamber of two trefoil-headed lights with squared hoodmould. Small rectangular west light to porch and blocked trefoil-headed light to east. South doorway possibly C15 with cavetto-moulded pointed arch and doubly plain-chamfered jambs, with broach stops and renewed moulded hoodmould. C19 inner doorway and ribbed medieval inner door. South chapel: C14. Roughly-coursed ragstone but with chamfered plinth, moulded string-course and parapet as south aisle. String-course and parapet raised to point over east window. 2-light C15 south window with hoodmould and tracery of vertical bars. Late C14 or early C15 two-light east window with trefoil-headed lights, encircled quatrefoils and moulded hoodmould. Chancel: C14 or earlier core. Roughly coursed ragstone. Extends east of chapels. Chamfered plinth. 2-light south window with renewed tracery of vertical bars, and hoodmould. Broad 3-light east window with moulded medieval jambs and similar tracery. 2-light C19 north window with trefoil. Vestry: C19 at right-angles to chancel, with lower extension to north. North aisle: 1891, in same style as south aisle. 4 north windows alternating with buttresses; one 3-light towards east, rest 2-light. Interior: structure: 4-bay nave arcade to north and south, of 1891, with chamfered pointed arches springing from clustered shafts. Pointed cavetto-moulded C15 chancel arch, inner moulding springing from attached semi-circular shafts with moulded semi-octagonal capitals and bases; outer moulding continuous. Pointed doubly plain-chamfered C14 arch between chancel and south chapel, springing from scroll-moulded impost. Doubly plain-chamfered C14 pointed arch with renewed base between south chapel and south aisle. Late C11 or C12 west doorway to nave, possibly re-set or re-worked, visible from base of tower, with chamfered impost, raised hoodmould and chevron band. Part of chamfered jamb of blocked opening immediately above west end of sedilia. C19 hagioscope to south chancel chapel. Roof: restored collared common rafters with scissor-braces and ashlar pieces to nave. Moulded octagonal crown-post to chancel, on C19 tie-beam, with sous-laces and ashlar-pieces. Shallow-pitched roof to south chapel, with broad ridge-beam butted by rafters and supported on chamfered tie-beams. C19 lean-to roofs to aisles. Fittings: trefoil-headed piscina, probably C19, with continuous roll-and-fillet moulding. Triple sedilia with partly renewed hollow-chamfered pointed-arched heads and scroll-moulded C19 hoodmould. Octagonal font. Monuments: large C14 tomb recess to south wall of south chapel, with moulded multi-cusped ogee arch with crocket finial. Shallow tomb recess to north wall of chancel with depressed moulded multi-cusped arch with daggered and quatrefoiled spandrels and panelled chest. Tablet on north wall of chancel to Agnes Wilberforce, d. 1834, by Samuel Joseph. Rectangular tablet on plain consoles, with fluted side panels. Above, a white

marble relief of mourning family by draped urn on pedestal, with tapering grey marble back plate. Decoration: C19 stained glass to east window with scenes from Passion. South chapel with C19 mottled grey and green-tiled dado, tiled figures of Old Testament women above dado rail, and chequered black-and- white marble floor. (J. Newman, B.O.E. Series, West Kent and Weald, 1980).

Listing NGR: TQ7291753345

Appendix 2

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).¹¹

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

¹¹ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 3

GPA3 Assessment: Historic England’s guidance on setting

In assessing the effect of a roof extension to The Old Pump House on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	Bridge and Bridge House, East Farleigh
<i>Proximity of the development to the asset</i>	Set back from the bridge, behind the Works building and c.100m north west of Bridge House
<i>Proximity in relation to topography and watercourses</i>	North of River Medway, on slightly higher ground than the bridge and Bridge House but behind other buildings on the bank.
<i>Position of development in relation to key views</i>	None of the key views would be adversely affected by the new addition.
<i>Orientation of the development</i>	The roof extension is aligned with the host building and has no bearing on setting.
<i>Prominence, dominance and conspicuousness</i>	A new roof extension will be a prominent addition within the setting of both the bridge and Bridge House, in views toward it. However the extension to the Works building and the position of the Old Pump House mean that from Bridge House the extension will be slightly less obvious.
<i>Competition with or distraction from the asset</i>	The roof extension will not compete but add an interesting new architectural element into the streetscape. The Bridge and Bridge House will remain appreciated for their heritage values.
<i>Dimensions, scale, massing, proportions</i>	All appropriate for the host building and has no bearing on these assets.
<i>Visual permeability</i>	No change
<i>Materials and design</i>	Entirely appropriate for the industrial form of the building.
<i>Diurnal or seasonal change</i>	None

<i>Change to built surroundings and spaces</i>	While the extension will bring about a change it will not affect the heritage values of the two assets.
<i>Change to skyline, silhouette</i>	There will be a change to the silhouette of the host building, but this is not an important factor in the setting of the listed buildings.
<i>Change to general character</i>	The general industrial character of the host building and waterworks will be maintained.

Relevant Considerations	Church of St Mary and Conservation Area
<i>Proximity of the development to the asset</i>	c.260m north
<i>Proximity in relation to topography and watercourses</i>	Site is on lower ground, north of the River Medway
<i>Position of development in relation to key views</i>	Both the church and the wider conservation area are experienced within many views, from all directions most of which will be entirely unchanged by the proposal. The roof extension will be visible in views looking north from Farleigh Lane but not directly in line with the church. There will be no effect on views from the bridge or the land north of the river to the west of the application site.
<i>Orientation of the development</i>	The roof extension is aligned with the host building and has no bearing on setting.
<i>Prominence, dominance and conspicuousness</i>	The new addition will be prominent due to the prominence of the existing host building, but the extension will only increase the height in line with its original height. This will not cause an issue for the conservation area or church.
<i>Competition with or distraction from the asset</i>	The extension will not compete with the prominence of the church or distract from the conservation area. It will be visible as a high quality addition to the building.
<i>Dimensions, scale, massing, proportions</i>	All appropriate for the host building and has no bearing on these assets.
<i>Visual permeability</i>	There will be no change to visual permeability of the site.

<i>Materials and design</i>	Entirely appropriate for the industrial form of the building.
<i>Diurnal or seasonal change</i>	None
<i>Change to built surroundings and spaces</i>	There will a change to the surroundings of both assets, but this will not affect heritage significance.
<i>Change to skyline, silhouette</i>	The church spire will remain a prominent and important skyline feature. Indeed, the new extension will enable views from the building toward the church.
<i>Change to general character</i>	No change.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)