



HERITAGE STATEMENT D&A

B1370
Bramley Hall
Headcorn, Kent
TN27 9SJ

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Introduction

This document has been produced by Urban & Rural Ltd to inform the proposed works to;

Bramley Hall, Headcorn, Kent, TN27 9SJ

The document is also required by Maidstone Borough Council's Planning Policy to support the Home Owners Full Listed Building Planning Application for work on their own home.

The existing structure is a Grade II listed building and is located outside of the Headcorn Conservation Area.

The only historic part of the original barn looks to be the remains of an incomplete timber frame. The conversion of the barn in the 20c basically erected a modern two storey house under and within the listed timber frame and then enclosed the original barn under a new roof and roof structure, as the photo below shows.

The existing building is a private residence.

The report has been produced by an RIBA Chartered Architect and should be viewed alongside the full set of existing and proposed scaled planning application drawings.



Proposed works as an overview

The home owner has requested a review of the existing modern double-glazed windows to the rear garden room and re-order the openings in this portion of the building alone.

It has been requested that these windows be adjusted to allow easier access to the garden and better use of the existing garden room.

The existing dining room is a modern extension to the existing building that measures 1.9m in width. This application does not propose any increase to this floor area.

The setting of the listed building is that of a modern development and we feel would not be negatively affected.

The design concept for the scheme will have minimal impact on the character of the building.

Further details on the scheme can be found within this document and within the full application drawings.

Assessment of significance

The significance of the existing property has been evaluated using appropriate criteria defined by Bernard Feilden & The Heritage Lottery Fund.

TOWNSCAPE & LANDSCAPE

The townscape and landscape surrounding the barn altered dramatically with the expansion of the village. However, since this was completed the immediate context of the property has remained largely unchanged and the proposal would not harm this.

IDENTITY

The identity of the barn has evolved over time, from an agricultural property into residential home. The alterations detailed within this proposal would not alter this new identity of the barn. Though the surrounding buildings were constructed much later, the scale between these developments and the residential barn is similar.

CONTINUITY

In terms of continuity, the original conversion took place in the 20C, with a residence constructed around and within the existing timber frame, meaning the interior layout and construction is relatively modern with level floors and ceilings. The property has been extended since the original conversion, with a single storey rear extension gaining planning approval in 1994. The timber framed element of the building is considered to be the only aspect with meaningful significance.

The existing property is currently a semi-detached residence. With the existing 15C barn having been converted for residential use in 20C. The location of the property would have originally been within the rural countryside surrounding Headcorn, however, as the village has expanded, the dwelling is now surrounded by modern residential development.

AESTHETICS

The original barn is thought to be a two-storey box frame. Within the property one can see the timber frame, however as mentioned, large aspects of the interior are not original. The North Western façade facing on to Wheeler Street exposes the original timber frame, however concrete based substances have been used on the exterior.

USE

With regards to use, the proposed alterations would maintain a residential dwelling house. Any significance linked to the original agricultural use of the barn would remain largely unaffected. This frame is also the primary value to the architectural value and aesthetic of the former barn.

HISTORIC / WHAT IS ITS CONTRIBUTION TO THE WIDER ENVIRONMENT IN WHICH IT SITS?

There are several other timber framed buildings within Headcorn, however these are mainly within the historic centre of the village. The 'Former Toll House' is the nearest listed building, 0.1miles away. The majority of listed buildings within the area lie within the conservation area, as shown in the map on the following page. Historically, the building does contribute to the environment in which it sits, however, this will be unaffected by the proposal.

WHAT DO WE KNOW ABOUT THE PATTERN OF CONSTRUCTION, USE OR ALTERATION?

The construction of the timer frame is considered traditional and valuable, in contrast to the modern construction which saw the creation of the dwelling houses, and later extension. The heritage asset is grade II listed, however, many of the items listed within the register description are 20C.

HAS THE HERITAGE BEEN FEATURED IN FILMS, PAINTINGS OR IN LITERATURE?

The earliest literature records of the village come from charters of King Wihtrud and King Offa, respectively, to Wick Farm, 724, however there is no specific mention of the barn either here or in the Domesday Book of 1086.

LOCATION

The site is highlighted in red on the plan below with the main house facing on to the A274.



A full set of existing scaled drawings can be found as part of the application.

Headcorn lies in the scenic Low Weald of Kent. It is a unique landscape area with many small villages and surrounding countryside. The village is situated close to the river Beult, which runs to the south and is designated as a Site of Special Scientific Interest (SSSI).

Eight roads converge on Headcorn and there are several old bridges. Stephen's Bridge in Frittenden Road is said to have been built by Stephen Langton, Archbishop 1207-1228. There are records from the reigns of Edward I, Edward III and Henry IV relating to the need to repair this bridge and Hawkenbury Bridge.

Headcorn holds 88 entries on the 1986 list of architectural or historic interest. These include: The Parish Church (Grade I); the former Old Vicarage (II*) (renamed Headcorn Manor about 1960); the Cloth Hall (II*); and Shakespeare House (II).

The village centre retains much of its charm, although many of the shops and businesses have changed hands over the years.

ARCHAEOLOGICAL

To date there has not been any investigation into archaeological issues on the above site. We would request that if the Maidstone Borough Council feel this is a site that requires addition investigation then the detail of this can be agreed as a condition to any consent prior to any work starting on site.



Original Timber Frame Visible Internally



Exterior photograph showing existing rear of property

Scheme Development

The initial brief was to provide a more usable garden room and to allow easier access to the garden.

The proposals set out within this application provide a large bi fold door, centrally to the garden room allowing for better views and ventilation, while the raised cills either side provide wall space for seating.

As a result of this, the proposed scheme within this document fulfils the clients brief, while respecting the listed asset and causing no work to the original listed fabric of the timber framed building.



South East Elevation as existing showing modern door and windows proposed to be removed.



South East Elevation as proposed, highlighting the proposed new door and windows.



Proposed Rear Elevation showing minimal alterations to the existing facade.



Photograph of Bramley Hall, Principle Elevation

Conclusion

This scheme seeks to provide a deliverable architectural response that balances the requirements of the home owner/client with what one would say is an appropriate scheme for a listed building of this quality.

The scheme has been designed to respect the neighbouring home and would be constructed with good quality materials to best match existing.

It is thought that this is the appropriate response to the client's brief and with respect we feel this should be granted planning consent.