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151 HEATH ROAD, BARMING MAIDSTONE, KENT ME16 9HJ

Heritage Statement

Project Ref: FL12449

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1 INTRODUCTION

- 1.1.1. The subject property, 151 Heath Road, is a two-storey brick detached house located within the administrative boundary of Maidstone Borough Council. The scheme involves the erection of a first-floor rear extension over an existing ground floor extension, as well as the creation of a pitched roof dormer to the front elevation.
- 1.1.2. The subject property is not a designated heritage asset, nor is it located within a conservation area. A previous application was submitted in September 2023 (23.504154/FULL) but was not validated. The Council confirmed (by telephone) that a Heritage Statement was necessary to provide an assessment of impact to two listed buildings located approximately 50m to the west of the subject property. This Heritage Statement has therefore been produced to support the revised application.

2 SITE LOCATION AND CONTEXT

- 2.1.1. The subject property is located on the south side of Heath Road, which runs east, from North Pole Road, to the A26 in the west that continues into Maidstone. Development along the road is residential, consisting largely of contemporary, two-storey detached and semi-detached houses dating to the 1970s. There are two heritage assets present on the corner plot where Heath Road and North Pole Road meet to the west of the subject property. The first is known as Broumfield, which is a statutorily grade II listed building located approximately 55m west of the subject property. The second, also a grade II listed building, is known as the Oast House and is located 40m west of the subject property, in front of Broumfield.
- 2.1.2. Broumfield and the Oast House are the oldest buildings on the road, dating back to the early 19th century. They formed part of a small farmstead which functioned as both a hop and fruit farm, typical of many farms in this area of Kent. Oasts are a common feature throughout the area, the circular design of which was prevalent for those built in the early 19th century. The boundaries of the farm complex were significantly larger in the 1800s than the plots that the two buildings now currently occupy, with much of the surrounding land also having been used for orchards and hop gardens. Heath Road remained largely undeveloped until the mid-20th century when Maidstone began to expand westwards. It was not, however, until the late 20th century that the contemporary housing that now dominates the street scene was constructed. It was likely also at this time that the ownership of Broumfield and the Oast House divided, with the latter converted to residential use.
- 2.1.3. The subject property formed part of this late 20th century development which comprises detached and semi-detached houses set within in verdant plots. It is a relatively modest two storey house, set back from the road with a cat-slide roof over a garage to the front and modern uPVC casement windows. Hedging and mature trees with close panelled fencing provide the boundary treatments between houses. All of the properties have been extended and altered post construction, with a variety of side and rear extensions evident throughout the housing stock. The neighbouring property at 153 Heath Road has been extended three times: in 1974, 1987 and finally again in 2016.

3 HISTORICAL CONTEXT AND BRIEF OVERVIEW

- 3.1.1. Broumfield is typical of a small farmstead in northwest Kent. Dury and Herbert's topographical map of Kent (c. 1769) shows the site of Broumfield attached to the small village of Barming Cross in a rural setting surrounded by farmland.
- 3.1.2. The current farmhouse, Broumfield, likely replaced an earlier farmhouse and reflects the polite Georgian Architecture fashionable in the early 1800s, demonstrating the status and wealth of the farmer. Analysis of historic maps indicate that subsequent outbuildings correlating to the growth of the hop farming industry had been erected by 1865.
- 3.1.3. The purpose of the oasts was to dry hops, which were primarily used as a bittering, flavouring, and stability agent in beer. Traditional oasts, which present the typical cylindrical design with conical roofs and cowls, began being built in the early 19th century. They contained one or more kilns in which hops were dried using a wood or charcoal fire that sat below. Square oasts came back into fashion toward the end of the 19th century, before which it was assumed that cylindrical oasts were more efficient. As demand grew, the process for drying hops became more industrialised and moved away from traditional oasts, making farm buildings obsolete and without function. Many were demolished whilst others simply became derelict. As the demand for housing increased, however, old oasts have been converted into houses.
- 3.1.4. The expansion of Maidstone in the second half of the 20th century saw the village of Barming Cross amalgamated within with wider conurbation of the town and the area was renamed Barming Heath; more recently, a large dwelling to the west of North Pole Road has been established, which now serves to separate the heritage assets fully from the rural landscape.

4 SUMMARY OF HERITAGE ASSETS

- 4.1.1. The following section is intended to identify the heritage assets that have a potential to be affected by the proposed scheme – either directly through a material change to the asset or through a change to the contribution of setting to an asset’s significance or the character of an area. It will also set out the principal heritage values that contribute to the significance of the listed buildings.
- 4.1.2. In accordance with paragraph 194 of the NPPF, this section provides a level of detail proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.1.3. The subject property is not statutorily listed or considered a building of local importance, nor is it located within a conservation area. It is, however, located within 50m of two grade II listed buildings. These are:
- Broumfields
 - The Oast House

ASSET DESCRIPTION

Broumfield

Designation: Grade II listed building

Date of listing: 26th February 1987

NORTH STREET TQ 75 NW BARMING (East Side) 1/9 Broumfield GV II Farmhouse. Early C19. Red brick in Flemish bond to front, red and grey brick to gables. Slate roof. Double depth. 2 storeys on chamfered brick plinth. Rendered plat band. Flat eaves soffits with paired Ionic modillions. Hipped slate roof, hips returning. 2 projecting brick gable end stacks to right, and broader projecting stack towards front of left gable end. Regular 3-window front of two 16-pane sashes and central 12-pane sash in open boxes. Two 16-pane sashes to ground floor. All windows with splayed rubbed brick voussoirs. Central half-glazed door in reeded architrave with paterae, under flat hood. 2 small windows to left gable end and 2 rear doors. Interior not inspected. Formerly known as North House. Marked on O.S. map as Broomfield. See also item 1/8.

The Oast House

Designation: Grade II listed building

Date of listing: 26th February 1987

HEATH ROAD TQ 75 NW BARMING (South Side) 1/8 The Oast House GV II Oast house, now house. C19, with late C20 alterations. Red and grey brick in Flemish bond. First floor of stowage weatherboarded. Plain tile roofs. Rectangular double-depth stowage with 2 circular kilns to left gable end. Square kiln to rear towards left end. Stone plinth to stowage. 2 hips to right gable end of stowage. Dentilled brick eaves cornice to kilns. Conical roof to left end kilns, pyramidal to rear, all with cowls. Irregular fenestration of 2 casements to stowage. Boarded door and double garage doors to right gable end. Interior not inspected. Included for group value. Situated about 5 metres east of Broumfield, North Street (q.v.).

SIGNIFICANCE

- 4.1.4. Broumfield is a Georgian farmhouse built in the early 19th century. The principal elevation is a classical symmetrical Georgian facade with a central doorway with flanking 8/8 sash windows at ground floor and first floor, with an additional central 6/6 sash window at first floor level. The roof is shallow hipped, clad in slate, with two rear hipped rear projections to the east. A white painted string course between the ground and first floor provides the only detailing. Four lateral brick chimneys add to the aesthetic interest of the property.
- 4.1.5. A characteristic within Kent farmsteads is the legibility of hierarchy between the buildings. The farmhouse, which in this case is the grade II listed building known as Broumfield, would have been the principal building on the farmstead with the ancillary agricultural buildings around it, in this case the Oast House to the east and stables/animal shelters to the south. The farmhouse has more refined detailing, fenestration and materials, whilst the oast house and barns were more functional and so were designed with less detailing. Both the farmhouse and ancillary buildings use a common palette of typical Kentish materials utilising weatherboard, red bricks, timber casement windows, tall chimney stacks with slate and clay Kent peg tiles on the roofs.
- 4.1.6. The Oast House has been sympathetically renovated and restored - although its use has changed to residential, the property still reflects many of the architectural qualities associated with agricultural buildings in Kent during the 19th century. The historical and aesthetic significance of the listed buildings is considered to be medium, the evidential and communal significance is considered to be low. The group value of the Oast House and Broumfield is also of significance.

SETTING

- 4.1.7. The Oast House principally draws significance from its association with the other buildings on the farmstead, particularly Broumfield which sits directly opposite, providing insight into farm layout and design during the 19th century. However, the farmland setting of the buildings has greatly diminished overtime due to the area being developed for housing in the 20th and 21st centuries, with the result that the buildings are no longer experienced in their original setting.
- 4.1.8. Although Broumfield and the Oast House are located at the historic junction of North Pole Road and Heath Road, the original crossroads that gave Barming Cross its name has gone which further detracts from an understanding of the historic setting of the farmstead. The contribution of setting to the significance of the heritage assets is therefore considered to be low and is restricted to their immediate plots.

5 IMPLICATIONS OF THE SCHEME

- 5.1.1. The owner of the subject property would like to create a first-floor rear extension over an existing ground floor extension and add a pitched roof dormer to the front elevation.
- 5.1.2. As the proposed works will have no direct impact upon the significance of Broumfield or the Oast house, it is only the impact to the setting of the heritage assets that needs to be assessed in this instance.
- 5.1.3. As already discussed, the area surrounding the Oast House has changed dramatically and as such the buildings are now surrounded by modern housing estates, as opposed to their original setting within a small village surrounded by open farmland. Broumfield's location on the junction of Heath Road and North Pole Road is significant, although the historic crossroads has become elongated, and the layout of the roads has subtly changed.
- 5.1.4. The rapid development of Maidstone in the 20th century has therefore caused the wider setting of Broumfield and the Oast House to be lost, and it is considered that whilst the subject property once formed part of the wider agricultural setting of the farmstead, this is no longer the case, and the dwelling makes no contribution to the setting of the listed buildings.
- 5.1.5. In addition, the intervening built form of no.153 Heath Road, together with mature vegetation and trees along the boundaries of the domestic properties provide adequate screening so that the proposed development will not be visible from the heritage assets and will cause no harm in terms of views.
- 5.1.6. Precedent has already been set by the neighbouring property, which sits between the subject property and the Oast House, which has had a number of extensions and roof alterations permitted. The most recent application at this property, for a similar development to the proposed application, was found to be acceptable by Maidstone Borough Council and no comments were raised in the delegated report in relation to "Affecting Setting of Listed Building".

6 CONCLUSION

- 6.1.1. The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This assessment has identified the heritage asset with a potential to be sensitive to the proposed works (the Oast House) and it has considered the significance and assessed the impacts of the proposed works on that significance.
- 6.1.2. The proposal seeks to create a first-floor rear extension over an existing ground floor extension and add a pitched roof dormer to the front elevation. The scheme has been assessed against any potential impact upon nearby heritage assets that might result in a loss of significance, and it has been determined that the proposed works will have no direct or indirect impact upon the significance of Broumfield or the Oast House or their settings. The key significances of the listed buildings will therefore be sustained.
- 6.1.3. The proposed scheme is therefore in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, The NPPF (2021) and the Local Plan.

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact
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