
OUR REF: GEN.RO/1

STATEMENT OF HISTORIC SIGNIFICANCE

THE OLD BAKEHOUSE, THE STREET, PETHAM, CT4 5QY



DECEMBER 2023

1.0 INTRODUCTION

- 1.1 This Statement is provided to support an application to locate new solar PV panels on the roof of The Old Bakehouse..

2.0 HISTORIC SIGNIFICANCE

- 2.1 The Old Bakehouse was formally known as the Post Office and is situated on the east side of The Street, within the old part of the village of Petham.

- 2.2 The building was originally Listed Grade II in 1971 and the list description was amended in April 1986. It is described as follows:

“Early C19th House of 2 parallel ranges. Two stories, red brick with grey headers. Two sashes per floor with glazing bars intact. Door now in porch to south side, modern door in simple door case. Tile hung 1st floor to rear modern extension on north side, with flat roof, rough cast to ground floor. Rear elevation two sashes over arch cambered to ground floor window. Cambered ground floor casement plus one modern casement per floor to extension. North elevation one casement over with glazing bars intact. Cambered basement light. Tarred plinth.”

- 2.3 It is noted that it is Listed for Group Value.

- 2.4 The property is shown on the 1871-1890 O.S. map with a side addition to the north and a range of outbuildings along the northern boundary, set behind the main building.

- 2.5 On the 1897-1900 O.S. map, the property is noted as ‘Post Office’. The buildings are as noted on the earlier map. There is reference to a Bench Mark on the south west corner of the property, 200.2 (60.65m).

- 2.7 On the 1907-1923 O.S.map the property is shown having a similar form to that shown on the earlier map, but with additional outbuildings to the rear. The building is shown extended at the front to the edge of the highway.

- 2.8 A photograph of the property shows the Post Office at Petham in the 1920’s (see Appendix 1). There were steps up to a central doorway with display windows either side. The roof slopes down towards the road. There is a Post Box set into the southern end of the frontage. There is a side gate at the southern end of the frontage. At the northern end of the frontage there are wooden gates.

- 2.9 On more recent maps the property is identified as the Post Office but the north side extension has been consolidated into it’s present form and there is a detached garage on the northern boundary. A Telephone Call Box is shown at the NW corner of the building.

- 2.10 It is apparent that the building has been significantly altered in recent times, with the demolition of the front lean-to extension at the front and the provision of a balanced new main frontage. Whilst this treatment is traditional it is clearly not original. The
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contribution of the building to the 'group' is therefore part of a traditional street scene.

3.0 IMPACT OF PROPOSALS ON HISTORIC SIGNIFICANCE

- 3.1** The proposed new solar PV panels will not result in the loss of any identified historic significance of the listed building, as they will not be visible in any views of the building that could result in harm to the building or group of listed buildings.
- 3.2** The proposed panels can be removed without damage to the fabric of the building and therefore this proposal is fully reversible..
- 3.3** It is not considered that this proposal will detract from the historic significance of this property.

Appendix 1 – Photograph of the building as “Post Office” (1920’s)

