

TIA

# 2203 BFSG Bramling Court Farm

Heritage Statement for a Full Planning  
Application at Bramling Court Farm, Bramling,  
Canterbury, Kent, CT3 1NA.

RIBA Stage 3

December 2023

HIA\_P1

## **Bramling Court Farm**

### 1.0 Farm History, Analysis & Photographs

# 1.0 Farm History

## 1.1 Site Plan

This document has been prepared to support a planning application, and should be read in conjunction with the design & access statement.




Although the farm buildings within this application are not locally or nationally listed, some key buildings sit adjacent to the grade II listed farmhouse.

These buildings form a nucleus of pre-war agricultural buildings which surround a farmyard/courtyard. Beyond this, the farm has been extended significantly at its fringes with war-time and post-war buildings of increasing scale.

The site plan to the right hand side gives a fundamental overview of the site as it appears today, with colour coding denoting key periods in the farm's modern history.

### Key

- 1 Shoot School / Stables
- 2 Garage
- 3 Combine Shed / Grain Store
- 4 Grain Store
- 5 Grain Drier
- 6 Oast / Cart Shed
- 7 Cow Shed / Dairy
- 8 Hay Barn / Grain
- 9 Potato Store / Former Threshing Barn
- 10 Byre
- 11 Pigery / Stables
- 12 Static Caravan
- 13 Bramling Court Farmhouse - Grade II Listed
- 14 Stables at Bramling Court - Locally Listed
- 15 Swimming Pool

-  Pre-War
-  War-Time
-  Post-War



Above: Site Plan (NTS)

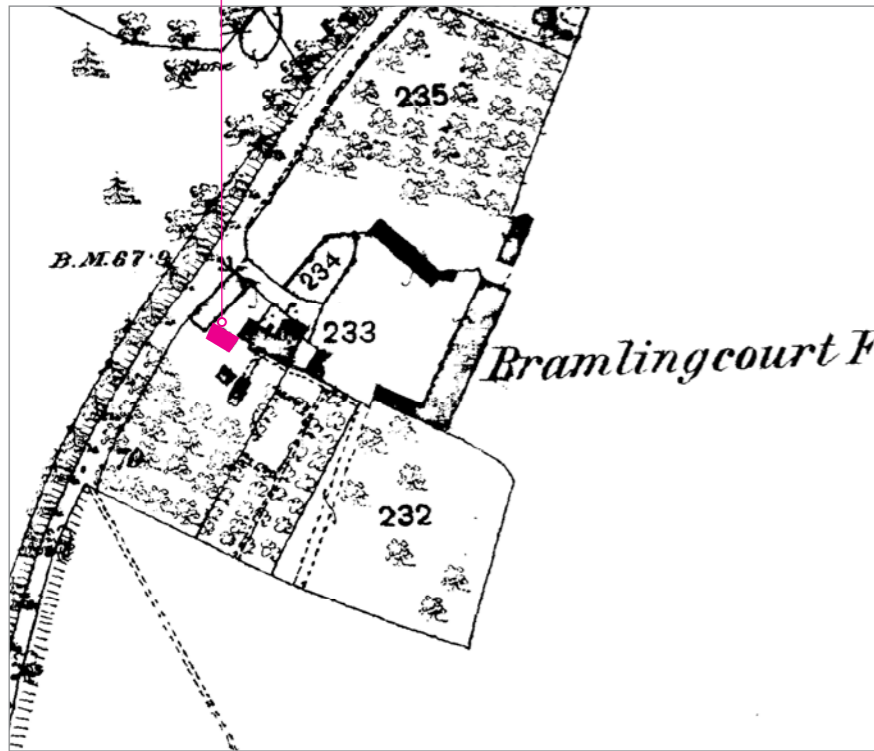


# 1.0 Farm History

## 1.2 Site History

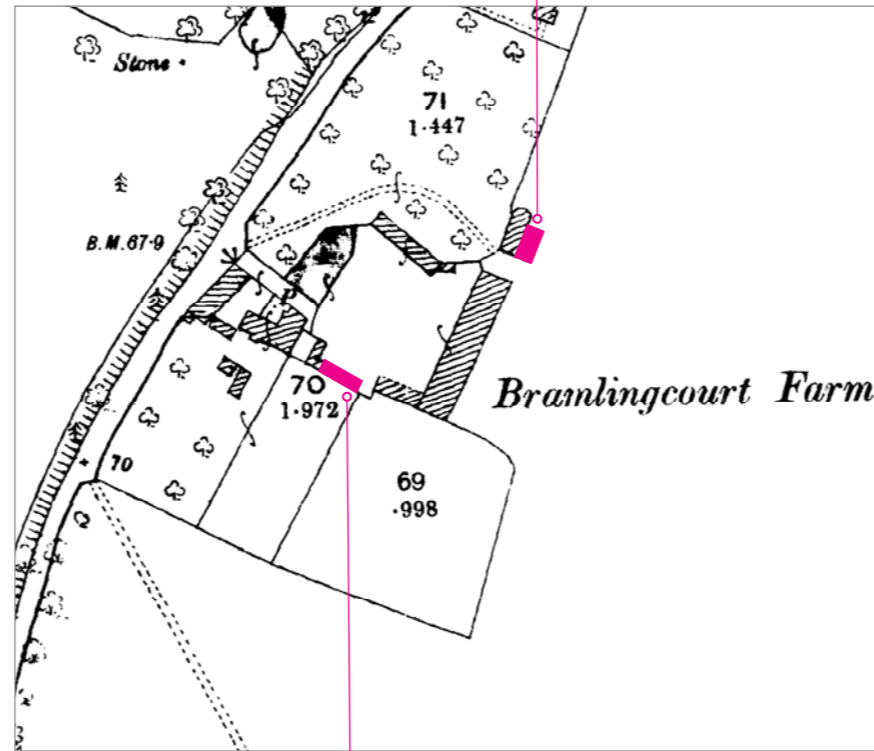
The following historic / tithe maps and aerial photography begin to break down the iterative growth of Bramling Court Farm through from 1871 to the present day, showing how the farm has adapted to the changing demands of agriculture.

No. 13/14  
Farmhouse & Stables  
Outbuilding enclosing space between  
farmhouse and stable



Above: Historical Map 1871-1890 © Kent County Council

No. 6  
Oast / Cart Shed  
Cart shed and enlarged  
drying area added

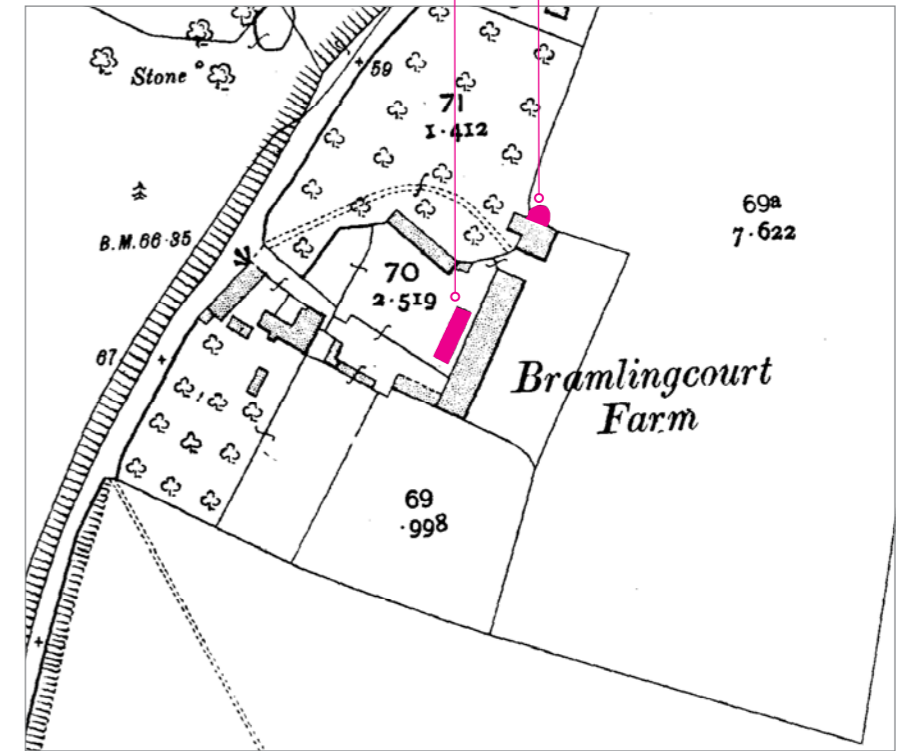


Above:  
Historical Map  
1897-1900  
© Kent County Council

Pig feeding / shelter added

Temporary structure erected

No. 6  
Oast / Cart Shed  
Roundel added

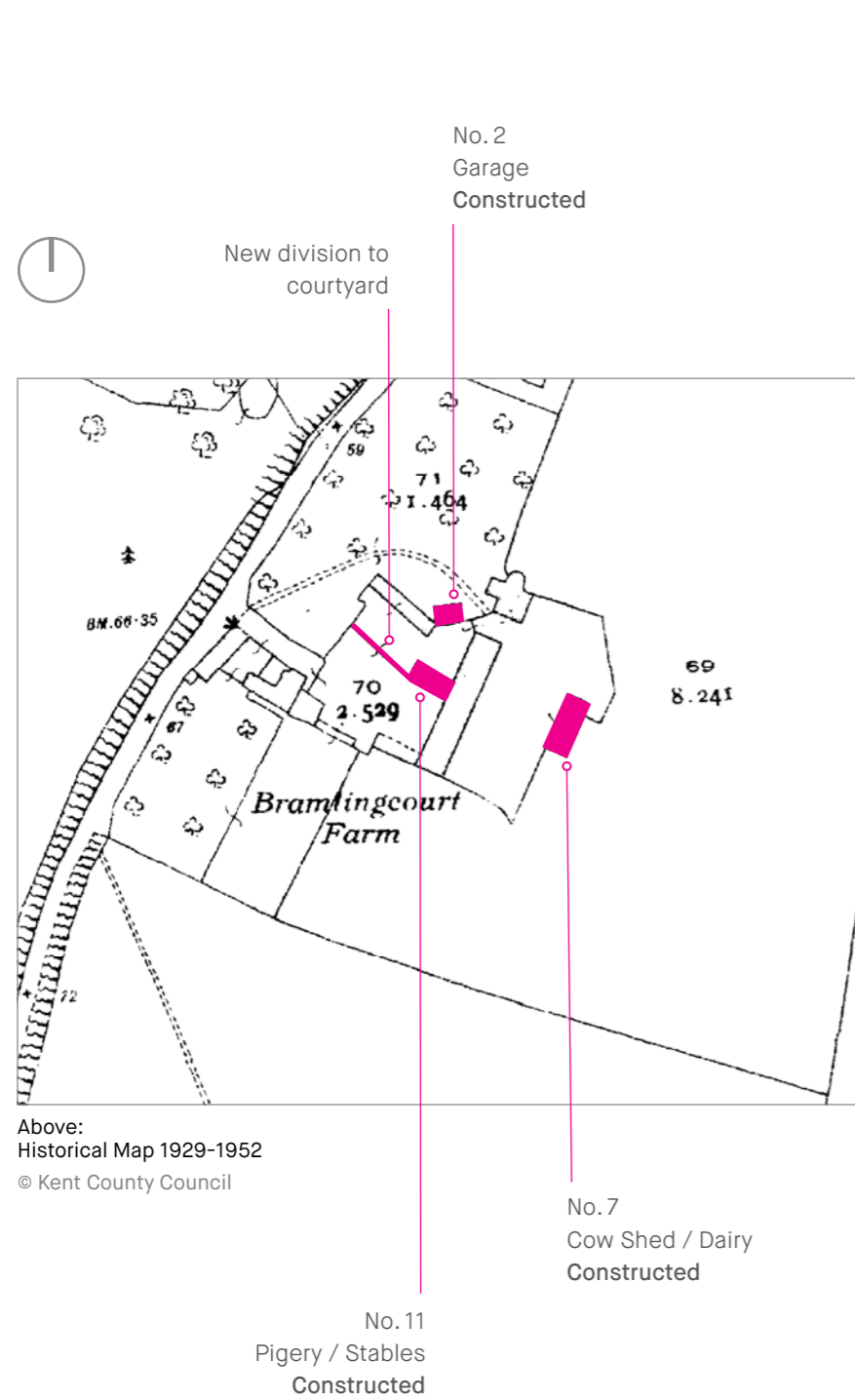


Above:  
Historical Map  
1907-1923  
© Kent County Council



# 1.0 Farm History

## 1.2 Site History



Above:  
Historical Map 1929-1952  
© Kent County Council



Above:  
Aerial Photograph 1940  
© google earth

No. 7  
Cow Shed / Dairy  
Moderately extended to  
south-west



Above:  
Aerial Photograph 1960  
© google earth



# 1.0 Farm History

## 1.2 Site History



Above:  
Aerial Photograph 1990  
© google earth

No. 1  
Shoot School / Stables  
Grazing area no longer  
segregated, shooting school  
use approved (1990)

Pool added to  
Bramling Court  
Farmhouse

No. 8  
Hay Barn / Grain  
Store Approved &  
Constructed

No. 4  
Grain Store  
Constructed

No. 7  
Cow Shed / Dairy  
Hardstanding to southern end

No. 12  
Pigs  
Roof covering removed

No. 8  
Hay Barn / Grain  
Store Approved &  
Constructed



Above:  
Aerial Photograph 2003  
© google earth

New lean-to building

Evidence of intensified  
potato farming

Potato crop

Livestock

New hardstanding /  
gravel



Above:  
Aerial Photograph 2021  
© google earth

Courtyard less heavily  
trafficked, suggesting  
discontinued livestock  
use



## 1.0 Farm History

### 1.2 Site History

#### Summary

Aerial photography and tithe maps depict a changing narrative of Bramling Court Farm over the past 150 years.

#### Pre-war

A period of expansion takes the farm up to the turn of the 20th century where 'traditional' farming structures proliferate the site. At this point, the oast is at its largest and the threshing barn at the heart of the farm operations.

Notable in this period is a building mass shown between the farmhouse and stables, linking the two buildings.

#### Post-war / Mid C20

By the mid-century, significant adaptations are underway to the farm, which include repurposing existing buildings, and the erection of a number of modern structures, typically Atcosts barns of concrete and asbestos construction, predominantly for processing grain and potato farming.

The farmhouse appears to have had concrete garden footpaths installed by this stage, indicating a solely residential use, at least within the garden separating the farmhouse and stable.

#### Late C20

A century on from the 'traditional' peak of this farmstead there is once again a turning point where signs of the disuse appear, this time surrounding the mid-century structures. An additional grain storage building has appeared, as well as a large Atcost, at a scale more appropriate to farming seen today.

By modern standards, the majority of the farm buildings whilst usable, are or will soon be redundant. The grain processing cluster for example allows limited manoeuvring room for the scale of modern farm machinery.

The farmhouse by this stage features the swimming pool (constructed likely 1980 - 1990). A shoot school is also permitted by this point.



Above:  
Aerial Photograph 1940  
© google earth

The earliest available aerial photography of Bramling Court Farm shows the oasts in their full splendour, sat alongside the threshing barn.

## **Bramling Court Farm**

### **2.0 Farmhouse & Farmyard**



## 2.0 Farmhouse & Farmyard

### 2.1 Listings & Conservation Area

List Entry Number:  
1085614  
Date first listed:  
14-Mar-1980  
Statutory Address 1:  
BRAMLING COURT, BRAMLING ROAD

District: Canterbury (District Authority)  
Parish: Ickham and Well  
National Grid Reference: TR2264356555

#### Details

Bramling Court TR 25 NW 10/440

II

2. C17 or earlier timber-framed building refaced in red brick. Hipped tiled roof with C17 brick off central chimneystack and right side external brick chimneystack with tumbling-in. Three cambered sashes with glazing bars intact. Early C19 doorcase with weatherhood on brackets.

Listing NGR: TR2271556581

Below: Local authority mapping showing conservation area boundary (hatched)



Above: Entrance to Bramling Court Farm showing Grade II listed Bramling Court and locally listed stable building.



## 2.0 Farmhouse & Farmyard

### 2.2 Planning Approval

Planning approval has recently been granted for a listed building application (CA/22/01737), and full planning application (CA/22/01736).

TaylorHare Architects worked with CCC planning and in particular CCC Heritage toward these approvals. This followed pre-application advice and ongoing correspondence, which aided in developing a scheme that sensitively proposed the next chapter for this grade II listed building.

A modest amount of internal demolition work will allow for the internal spaces to better facilitate modern living standards, without significant impact to historic fabric.

Conversion of the stable building and connection to the farmhouse will facilitate the extensive work required to ensure the longevity of this locally listed building.

Extending to the rear has provided the opportunity for a family living space befitting of the building scale, whilst having limited impact on the historic fabric by standing clear of the rear elevation.

As well as these considerations which relate directly to the farmhouse itself, broader thought has been given to how these proposals impact the wider farmstead and vice-versa.

From the entrance to the site, the proposals are largely invisible, with the glazed link being the only element viewable. This is however, mostly concealed by a relatively tall garden wall (as depicted in the lower right hand views).

Similarly, the view to the original frontage of the farmhouse has only been subtly modified - with the approved extension fully concealed from farmyard view.

The most significant change affecting the wider farmstead is the new parking court. The materials and landscaping for this have been considered carefully, and is expanded upon within the landscape section of the design and access statement. At a fundamental level, the proposed parking court and associated landscaping creates a vegetated boundary between the grounds of the listed building and the farmyard. These boundaries are intentionally soft and informal and only partially screen the farm from the farmhouse and vice-versa.

It is recognised that the adjacent shoot school, pigery and byre should have due consideration for this adjacent farmhouse, as well as the large west facing elevation of the potato shed.



Existing View - Farmhouse viewed from courtyard / farmyard entrance



Approved Design - Farmhouse Extension and reconfiguration - View of proposal from rear garden



Approved Design - Farmhouse Extension and reconfiguration - View of proposal from rear garden



Approved Design - Farmhouse Extension and reconfiguration - View of proposal from site entrance



## 2.0 Farmhouse & Farmyard

### 2.2 Key Elevations

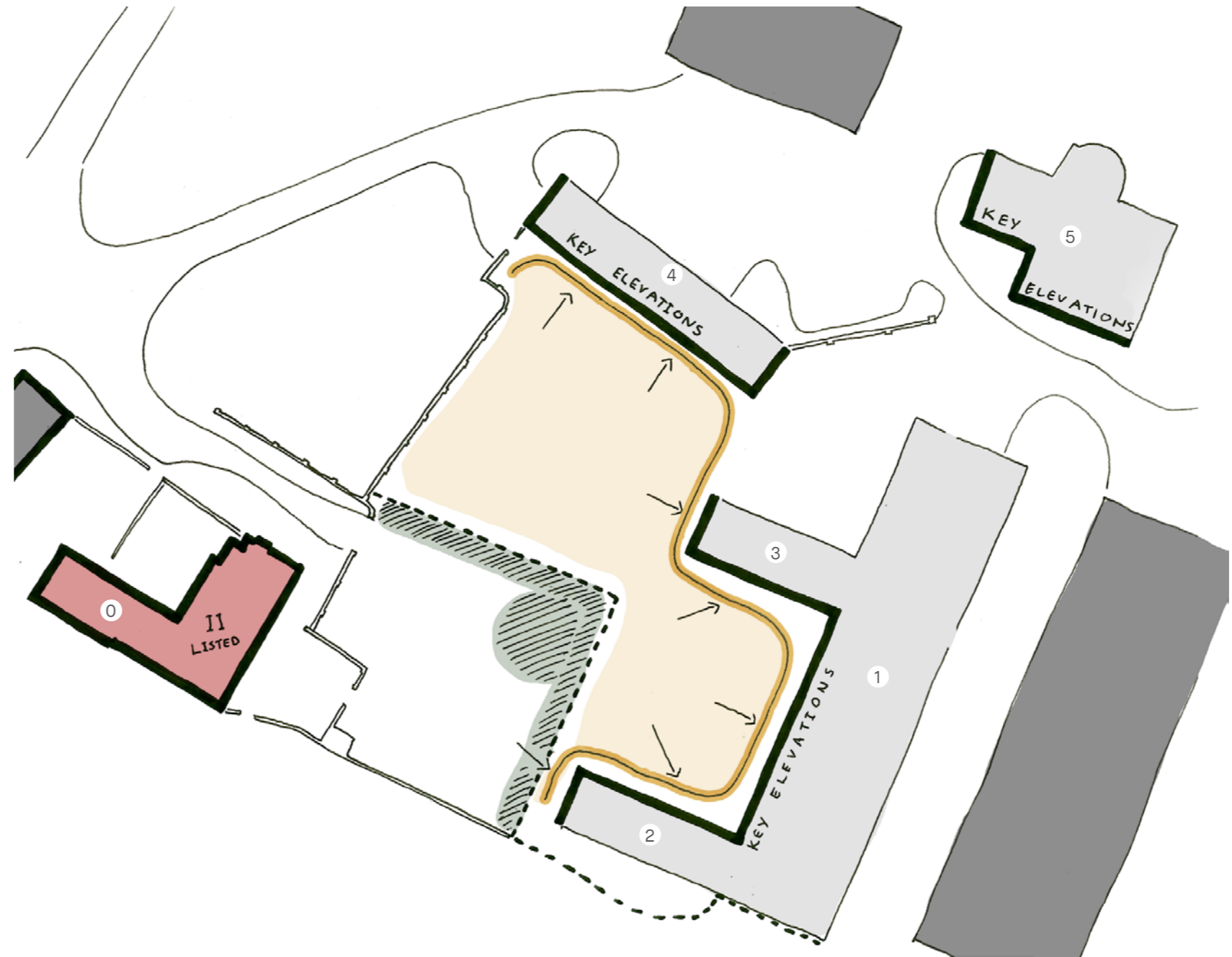
As depicted in the drawing to the right, the farmhouse is immediately adjacent to the farmyard, a portion of which is allocated to the house as part of the approved proposals, bound by soft landscaping.

Approximately equidistantly to the east and north are the elevations of the shoot school, pigery, byre and potato shed. Further to the north-east is the oast.

The farmyard facing facades are identified as key elevations, requiring special consideration as they directly contribute to the setting of the listed building.

The area highlighted yellow is to be landscaped in a manner that references the agricultural heritage of the farmyard. This is expanded upon within the landscaping section of the design and access statement.

On the following spread, each building has been analysed at a high level to explain their current condition, any evidence of adaptations over time and their general composition / construction.



#### Key

- 0 Farmhouse
- 1 Shoot School
- 2 Pigery
- 3 Byre
- 4 Potato Shed
- 5 Oast

## 2.0 Farmhouse & Farmyard

### 2.3 Farmyard Buildings - Existing

#### Potato Shed

The potato shed is a modern construction and has no discernable historic fabric, but is positioned in the location of what appears to have been a threshing barn (as shown in the images below).

The image from 1940 shows a hipped roof to the southern end, and a half hipped roof to the north end. Two dormer roofs appear across the length of the building, suggesting large openings onto the farmyard. The eave line appears to sit well below the ridge of the byre to the southern end.

In the 1960 image, a large gabled roof stands clear of the byre, and appears to be the very same construction present on the site today. The existing building has a large sloping concrete floor, with single skin blockwork walls and a series of clear span steel trusses. This is all relatively modern construction. No physical evidence of the barn structure photographed in 1940 remains.



Above:  
Aerial Photograph 1940  
© google earth



Above:  
Aerial Photograph 1960  
© google earth

#### Byre

Similarly to the pigery and shoot school, this building appears on the earliest mapping from 1871.

The open sided building is constructed off of a masonry base, which consists of flemish bond brickwork to the southern elevation, and a series of five concrete bases to the open northern side. Atop these bases are a series of solid timber posts, supporting roof trusses, and in turn the perkins then rafters. This structure appears to be original and suggests the building was used as a byre (cowshed).

The windowless timber clad end gable of the building is directly opposite to the original frontage of the farmhouse and is perhaps the most significant elevation of this building with respect to the listed farmhouse. Keeping this gable looking simple and utilitarian will help preserve its open sided character.



Pigery

This building's footprint is shown at least as early as 1871 on historic mapping, forming a core element to the farmyard.

Since its construction, this building appears to have undergone a considerable amount of ad-hoc adaptation, with half height blockwork walls potentially added at the point the potato shed replaced the barn, allowing it to be used as a pigery.

Prior to this, timber posts appear to define what may have been four stable bays with a chimney to the western end suggesting a tack room occupying the fifth bay.

Although the above speculates on the timing and exact use of this building, it is highly likely it was used for livestock farming originally.

The chimney to the gable end is arguably a defining feature of this building, framing views out of the farmyard to the oast (pictured below).





## 2.0 Farmhouse & Farmyard

### 2.3 Farmyard Buildings - Existing



Shoot School

The shoot school, pigery and byre all appear to be pre-war and have some limited heritage value in their own right.

The shoot school was likely a stables prior to receiving consent for conversion into a shoot school in 1990.

The elevation above appears to show signs of this former life, particularly notable in the change in brick tone to the right hand (eastern) end of the building, from around 11 courses above external floor level.

The brickwork obviously changes in colour, but also from Flemish bond to English garden wall bond, further highlighting this modification.

This construction method creates solid 1 brick thick walls, a construction approach consistent with the building appearing on historic maps at least as early as 1871.

It is assumed that the roof structure is likely to be a series of timber trusses, with perkins spanning between to support rafters, altogether supporting a tiled roof which is in a poor state of repair.

Modifications along the ridge suggest some further ad hoc repair has been undertaken.



Oast

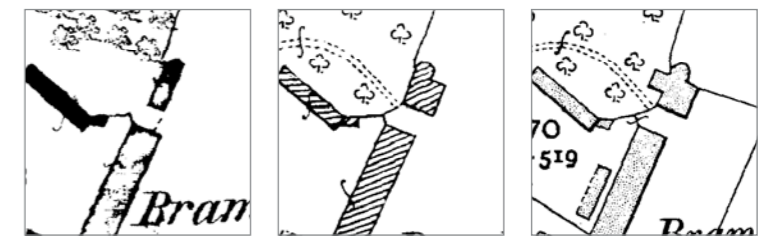
The oast is close to three stories in height, similar in scale to the main farmhouse with which it shares a strong visual connection (pictured top). Despite being stunted by C20 demolitions, its scale and brick gables makes it a key focal point on the site.

At ground floor level, the building has two primary rectangular spaces, one of which is open sided (picture above) likely forming a cart shed originally. From the main ground floor space, the square and round oasts can be accessed.

The construction appears to be solid brickwork - 1 brick thick in most places. The double pitched roof structure then bears onto these exterior walls, visible at first floor level.

The building features an ordered elevation to the east, whilst the south elevation features solid metal sliding doors at ground and first floor levels, with clear evidence of adjacent openings which have been blocked up with a mixture of timber sheets or brickwork.

This servicable end of the building is functionally adjacent to the central route through the site, and clearly indicates how the building functioned. The adjacent square oast also has a large entrance directly onto this access route, whilst the roundel has a double height entrance which faces west.



1871-1890

© Kent County Council

1897-1900

© Kent County Council

1907-1923

© Kent County Council

One glaring omission from the building is the original square and round oast roofs, both of which have been removed and replaced with roughly finished flat roofs.

The oast's full agricultural splendour is evidenced in aerial photographs from 1940 - when square and round oasts are both clearly visible, with cowls atop and the large pointed shadows indicating their scale relative to the other gables.

Reading the historic mapping in conjunction with this aerial photography reveals how the oast grew before its demise. The building likely started as a single aisle building with a singular roundel, and was later extended to incorporate the cart shed and drying floor, as seen in mapping from 1900. 1907-1923 mapping shows how the square oast was then added to the building, which is consistent with the form which stood in the 1940 aerial photograph.

## 2.0 Farmhouse & Farmyard

### 2.4 Farmyard Buildings - Proposed

#### Potato Shed

Given the historic imagery of this large building's footprint previously being inhabited by a threshing barn, a clear reference to the Kentish vernacular of blackened timber cladding has been introduced to the modern construction.

This also softens the appearance of the existing blockwork structure, while modern construction details, such as vertical board orientation and a matching metal roof prevent the proposed finishes from becoming trite or pastiche.

Given the large scale of the building, it is proposed to clean up and re-render a lower plinth of the blockwork to reference traditional building plinths in a way that is authentic to the age of the building.



Above:  
Proposed Elevation



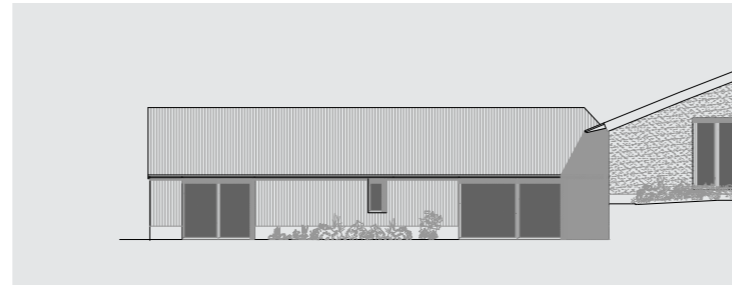
Above:  
Aerial Photograph 1940  
© google earth

#### Byre

The byre is currently open sided with a character largely defined by its bayed construction and therefore elevations. Preserving the legibility of the building bays and large openings is central to retaining its agricultural character.

Smaller openings are very limited, retaining a relatively simple elevational composition, also referencing its agricultural origins.

The west gables faces onto the farmhouse and is proposed to be retained as a simple clad gable, in much the same way as it is as existing.



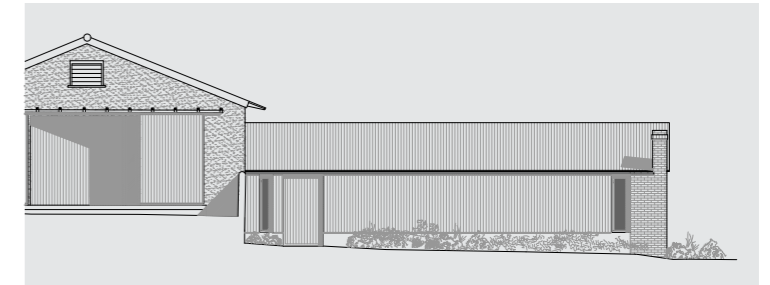
Above:  
Proposed Elevations

#### Pigery

Similarly to the Byre, the Pigery is a bayed structure, however this gives way to a brick gable and chimney to its west end. As a defining feature of the building, a new picture window is proposed to emphasise the form of the chimney and proportions of the gable.

To the north side, the current structure is relatively solid, with minimal openings - this is reflected in the proposal which retains a relatively solid north elevation.

To the south is where the building bays are more overt, a feature which the proposal seeks to express in the elevation. This is carried forward to the adjacent landscaping, where the rhythm of the bays is reflected in the floor finish.



Above:  
Proposed Elevations

## 2.0 Farmhouse & Farmyard

### 2.4 Farmyard Buildings - Proposed

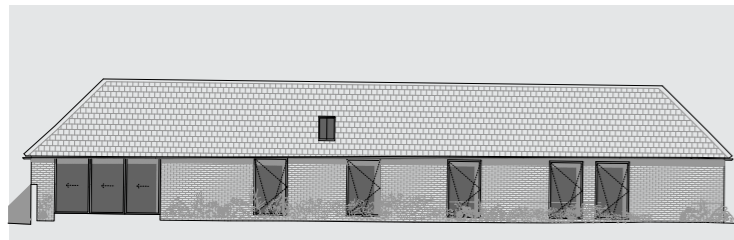
#### Shoot School

The shoot school has some existing openings which have been reused or extended through careful layout planning in order to retain the overall proportions of the south elevation.

To offset where larger openings have been formed, timber windows and doors have been proposed to sit softly against the mix of yellow and red brick, which itself is proposed to be repointed with lime mortar to bring the elevation back to a good state of repair.

These changes limiting the change in its original character while still offering the opportunity for the building to interact with the farmyard.

This building is key to the character of the proposal, sitting as the most proximate building to the farmhouse, and forming a continuous edge to the farmyard.



Above:  
Proposed Elevation



#### Oast

Proposals for the oast have been developed around existing openings in the building, and through re-opening bricked up openings in the facade. By using this approach to define the layout, this allows the proportions and brickwork on the building to remain the same, preserving its overall character.

Historic imagery reveals the scale and splendour of this building with operational oast roundals, which have since been removed, presumably to facilitate modern agricultural practices which currently project into the building (proposed to be removed).

The proposal seeks to re-introduce the oast roofs alongside general enhancements to the brickwork, mortar, windows and finishes. These enhancements would allow the building to stand proudly as a core element of the re-juvenated masterplan scheme, with a visual connection directly between the farmhouse and oast.

This connection is a distant one, however, the enhanced oast will generally uplift the setting of the listed farmhouse.

## Bramling Court Farm

### 3.0 Summary



### 3.0 Summary

Proposals for Bramling Court Farm have been developed with sensitivity to the character of the existing farm, looking to enhance what is already there, and remove modern additions that harm its character.

Landscape enhancements are informal, with planting and soft boundary conditions driven by traditional farmsteads and referencing the local planting.

The proposals offer the opportunity and the means for the farmstead to be invested in, and sensitively rejuvenated.

By focusing on the quality of the farmstead and its historic qualities, the setting of the grade II listed farmhouse is intrinsically improved without the need to create additional substantial visual barriers. Nevertheless, soft planting buffer zones have been created at low level to help enhance the general setting of the farmhouse.



Above: Proposed Masterplan Landscaping Strategy

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