



JAMES CLAGUE
ARCHITECTS

2/4 THE QUEST

WEST STREET
HARRIETSHAM
ME17 1JD

LEVEL 3 SURVEY

JULY 2023

FOREWORD

This document has been produced following the GRANT of permission for Listed Building Consent 22/501261/LBC to satisfy condition number 6 in providing a descriptive record in accordance with level 3 of Historic England's document 'Understanding Historic Buildings A Guide to Good Recording Practice':

The Quest, West Street, Harrietsham, Maidstone, Kent, ME17 1JD

To be submitted to Maidstone Borough Council and the Historic Environment Record Office upon approval.

The survey has been commissioned to ensure that any evidence of historic significance is appropriately recorded.

Undertaken by Anske David Bax BA, MSc, PhD, IHBC, ClfA

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Issue/ Revision	Date	Description
Draft	July 6 th 2023	Provided by Anske David Bax BA,MSc,IHBC,ClfA

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1. INTRODUCTION

This document follows the application 22/501261/LBC requesting Planning and Listed Building Consent from Maidstone Borough Council for the following proposals at 2-4 The Quest:

- kitchen refurbishment, porches repair and redesign, relocation of existing bathrooms and WCs, new door opening within existing annex;
- Repairs and restoration of the historic fabric;
- Ground levelling and French drainage installation;
- New gates towards driveway and changing existing garage doors to Bi-fold doors;

A Level 3 Historic Building Survey was undertaken of The Quest, West Street, Harrietsham, Maidstone, Kent, ME17 1JD on the 22nd of May 2022 by Anske David Bax IHBC on behalf of the client Mr James Whitfield. The works comprised the written description and photographic recording of the building, making use of survey drawings commissioned by the client through James Clague Architects in understanding the historic fabric and areas of significance to provide a recording of the building. The works were undertaken in response to a condition of Planning 22/501261/LBC by Maidstone Borough Council to satisfy condition number 6 in providing a descriptive record in accordance with level 3 of Historic England's document 'Understanding Historic Buildings A Guide to Good Recording Practice':

REASON FOR SURVEY

On further consultation with Maidstone Borough Council, it was expressed that further recording was vital so as to ensure that any evidence of historic significance is recorded. In particular in terms of the potential loss of any historic fabric and alterations to that would adversely impact the historic and architectural significance of the building.

As such, the Level 3 survey was commissioned to answer and record the extent of the historic fabric and understanding of the building along with the condition of the building to support the approved proposed works. This report acts as a supplementary document following the earlier Heritage Statement.

It has been identified that the proposed works have the potential to impact on the significance of the Grade II listed building known as The Quest. The potential constraints presented by the built heritage asset has been identified, assessed, and fed into the proposals as part of the design process with James Clague Architects.

This document summarises the results of the building recording and the historical research undertaken. It has been prepared by the author in accordance with Historic England Guidance, National and Local Policy.

DEFINITION OF A HISTORIC BUILDING RECORDING AND BENEFITS

The definition of building recording is 'a programme of work intended to establish the character, history, dating, form and archaeological development of a specific building, structure, or complex and its setting, including its buried components on land or under water.' (IfA 2008)¹.

A Level 3 historic survey conducted by Historic England holds significant importance in the field of heritage conservation and historical research. Such a survey involves a comprehensive assessment of historic sites



and buildings to determine their architectural, historical, and cultural significance. Here's an overview of the importance of a Level 3 historic survey by Historic England:

1. **Preservation of Cultural Heritage:** Historic sites and buildings are vital repositories of our collective history and cultural identity. A Level 3 survey plays a crucial role in identifying and documenting these assets, ensuring their preservation for future generations. By assessing their architectural features, historical context, and cultural value, the survey helps in developing appropriate conservation strategies.
2. **Informing Planning and Development:** The findings of a Level 3 historic survey provide crucial information for local authorities, developers, and urban planners involved in land-use planning and development processes. It helps them make informed decisions regarding the preservation, restoration, or adaptive reuse of historic assets, striking a balance between development needs and the protection of cultural heritage.
3. **Identifying Heritage At-Risk:** Many historic sites and buildings face the risk of neglect, decay, or demolition due to changing societal needs or lack of awareness. A Level 3 survey enables the identification and assessment of heritage assets that are at risk. This information facilitates targeted interventions, such as conservation grants, restoration projects, or legal protection, to safeguard these vulnerable elements of our heritage.
4. **Research and Education:** Historic surveys at Level 3 involve in-depth research and analysis of historical contexts, architectural styles, and social significance. The data collected during these surveys contributes to the body of knowledge in the field of history, architecture, and archaeology. Researchers, academics, and students can utilize this data for further study and education, enabling a deeper understanding of our past.
5. **Promoting Tourism and Economic Benefits:** Historic sites often attract tourists, contributing to local economies and generating employment opportunities. A Level 3 survey helps in identifying sites with exceptional heritage value and promoting them as tourist destinations. By highlighting the historical significance and unique features of these places, the survey supports heritage tourism, which can have positive economic impacts on local communities.
6. **Assessing Significance for Designation:** Historic England is responsible for designating buildings and sites as Listed Buildings, Scheduled Monuments, or Registered Parks and Gardens. A Level 3 survey provides a detailed understanding of the significance of a particular asset, aiding the process of designation and legal protection. This ensures that historically important sites and buildings receive the recognition and safeguarding they deserve.

In summary, a Level 3 historic survey by Historic England is of utmost importance in preserving our cultural heritage, informing planning decisions, identifying at-risk assets, supporting research and education, promoting tourism, and facilitating the designation and protection of historically significant sites and buildings. By conducting these surveys, Historic England plays a vital role in safeguarding and celebrating our rich heritage for present and future generations.



Historic England



5.3.1 Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

5.3.2 The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building's broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group.

A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited.

5.3.3 A Level 3 record will typically consist of: drawing – normally item 2; sometimes one or more of items 3-12 (see numbered list in 4.3.3) photography – items 1-9 (see numbered list in 4.4.8) written account – items 1-3, 6-9, 11-13, 23; sometimes items 5, 14-16, 18-20, 22 & 24 (see numbered list in 4.5.1)

THE SITE

The property is a two storey Grade II Listed house located in Harrietsham. Once situated in a very rural landscape with lots of meadows around, it is nowadays surrounded by new dense development.

The site is easily accessed via West Street which was once the historic main road of the village. The house has undergone multiple alterations and extensions during the years (centuries) and this reflected on its original form and appearance. Most of those changes could be traced easily when analysing the historic fabric. Some of them are due to previous or existing structural problems which need resolving in order to preserve the building for the future generations.

This report provides full details of the evolution of the building referred to as a Historical Regression. This has been approached with an understanding of the building's history, development and significance, which is described within Section 2 – 'The Heritage Asset & Significance'.



2. THE HERITAGE ASSET, DESIGNATION, HISTORICAL DEVELOPMENT & SIGNIFICANCE

2.1_Designation

Heritage Category: Listed Building Grade II

List Entry Number: 1185519

Date first listed: 26-Apr-1968

Date of most recent amendment: 14-Dec-1984

Statutory Address:

THE QUEST, WEST STREET

County: Kent

District: Maidstone (District Authority)

Parish: Harrietsham

National Grid Reference: TQ 86537 52766



4/58 The Quest (formerly listed as Baldwins 26.4.68. and the Quest) GV II House, later house row, now house. C17, early C18, mid C18 and early C19, with mid C20 alterations. Timber-framed core, clad in red brick in Flemish bond with occasional grey headers in early C18. Right end quarter mid C18, chequered red and grey brick. Plain tile roof. Lobby entry house of four bays including stack bay. 2 storeys and cellar on brick plinth with 2 two-storey shouldered C19 or C20 buttresses, one slightly to left of centre and the other half-way between that and left end. 3 stretches of plat band; one in Flemish bond with ogee moulded base between the 2 buttresses, another similar to right of stack and one with plain edges in English bond to right quarter, returning round right gable end. Moulded wood eaves cornice. Hipped roof, with gablet to left end. Ridge slightly lower to right of stack. Small projecting stack to left end, multiple brick ridge stack towards centre and one to rear to right end. Irregular fenestration of 7 casements; on first floor one single-light, five 2-light and one 3-light. 5 ground floor windows, of which 3 have rubbed brick voussoirs, those of tripartite sash between buttresses having finely-fluted base. C20 panelled door in C20 brick porch to rear of left gable end. Door with fielded panels, 2 top lights and narrow rectangular fanlight to right side of left buttress. Blocked door to right side of right buttress and C20 ribbed door in rear lean-to to right with blocked door in right gable end of front range. Short C17 or early C18 timber framed rear wing and possibly C18 rear lean-to. Datestone 17 to left of left end buttress. 1712 Interior: fragments of timber framing. Panel of plaster with repeated triangular pattern in pale blue and white in right ground-floor inglenook of central stack; probably C17. Small C18 panelled room to right end of ground floor with sunk beaded panels, moulded cornice, C18 doors, and panelled fireplace surround. First floor room above with plain sunk panels along one wall and similar cornice. C18 doors throughout house. C18 brick cellar beneath left end room.

Listing NGR: TQ8671252708

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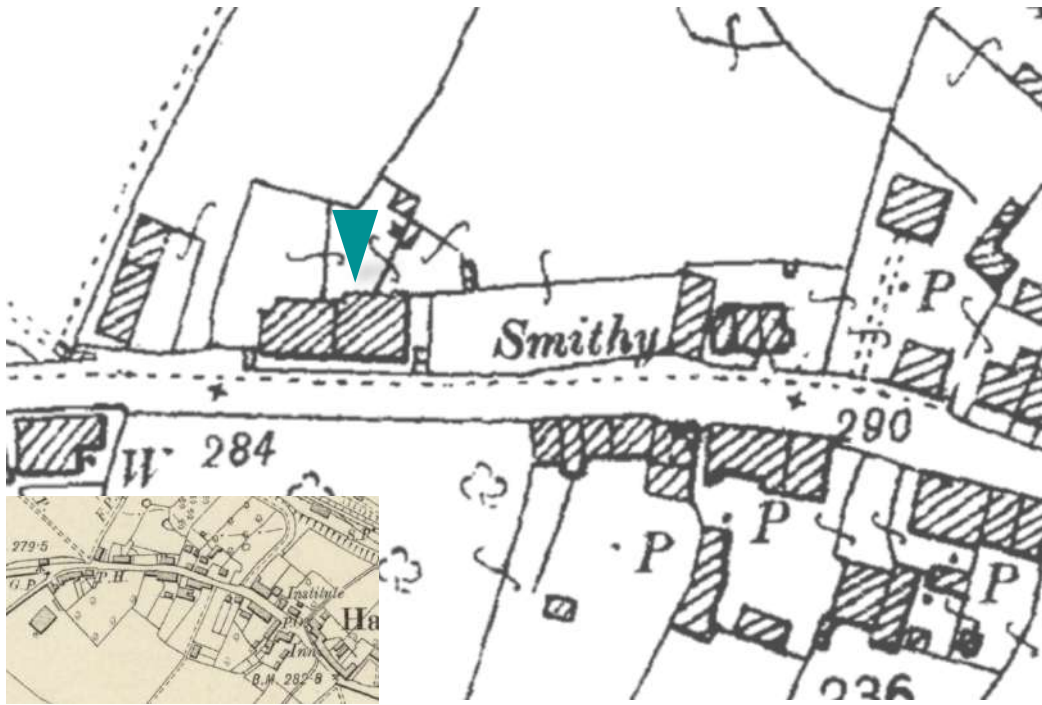
6

1871-1890 – It is interesting that the shape of the house looks more plain rather than the one shown in the Tithe maps. The outbuildings' shape and location are also different. It can be seen from the map that the house is shown as two separate dwellings.



1897-1952 – There isn't any change in the building's boundaries. However, there are changes to the freestanding buildings around.





1932 – Although it is not shown on the historic maps, the aerial photos show the presence of an annex known as First Aid Room and the conversions within the loft of the main house. Also the high chimney stacks are present at the time the photos were taken.





1990, 2008 – Comparing both photos, it is easy to be seen how the area round 2-4 The Quest has changed. Lots of new development has been built in what once used to be gardens, orchards and fields. However, west of the house still remains green land.





3. SIGNIFICANCE & HISTORIC VALUES

According to BS: 7913 the magnitude of impact of change should be assessed in relation to the significance and value of the historic building or fabric.

3.1_Assessment of significance: Values

A set of four heritage values (English Heritage, 2008) are used to assess the significance for 2-4 The Quest within this document. These values may be grouped into the following categories:

We have to say that the Annex is not mentioned within Historic England listing.

- *Evidential value: the potential of a place to yield evidence about past human activity.*

Main house. 2-4 The Quest retains physical evidence of an extended early C17th dwelling. It has been a typical representative of Kentish vernacular architecture from that period. Because of the many alterations undergone within the years, the main house does not provide a unique insight into a particular period of time or way of living. However, most of the original structure is either visible within the interior or easily traced. There have been changes within doors and windows openings but once again they are easily followed.

Annex. The early 20th century addition to the house which served as World War I First Aid Station has been well preserved as a structure and holds high evidential value.



- *Historical value:* the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

Main house. The historical value is low. There are no strong arguments that connect the house to particular people who resided within the dwelling. Based on the Tithe records, it is known that in 1839 the house has been occupied by Edmond Harrison and it was owned by William Wriothesley Baldwin Turner Esquire

Annex. It is known that the building was used as a WWI First Aid Station but no further information that connects it to specific people or local events has been found.

- *Aesthetic value:* the ways in which people draw sensory and intellectual stimulation from a place.

Main house. Certain aspects of the original form of the C17th building can be seen, however, the multiple alterations made to the exterior affected the overall significance, and no major historical features can be seen when looked from the outside. The major historical features can be seen on the inside and this relates to the framework, doors, floors, panelling and fireplaces.

Annex. The aesthetic value of both exterior and interior is low. What could be described as of interest is the well preserved fireplace.

- *Communal value:* the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Main house and annex. The house is a private dwelling. It is not on public display both internally and externally. It does however make a contribution to the wider vernacular landscape.

3.2_Statement of significance.

Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance. This is usually done by attributing levels of significance to the various aspects/parts of a building or site whereby, for example, more modern or unsympathetic additions to a historic building are deemed of less significance than, say, original features.

2-4 The Quest has undergone multiple transformations and is regarded as a melange of architectural phasing. The constructional phasing represents a significance in biography of the house.

The aesthetic and evidential values establish the primary significances of the listed building, with other historic and communal values being of lesser interest. The overall historic significance of the building within national context has been evaluated and is considered to be Low and the overall historic significance of the building within local context has been evaluated and is considered to be Medium.



4. METHODOLOGY

Methodology

This document has been prepared in accordance with current best practice and with specific regard to Understanding Historic Buildings: A guide to good recording practice

Understanding Historic Buildings

A Guide to Good Recording Practice



Historic England

Aims and Objectives

The aim of the report was to preserve by record the fabric and setting of the building prior to the approved alterations, by:

1. The production of a systematic and annotated floor plan
2. The production of a photographic archive
3. The production of a written narrative



Site Recording

The Photographic record was undertaken in digital format in both monochrome and, colour transparency. It included detailed shots of significant constructional and structural elements and general photography placing the building in its existing landscape setting.

The drawn record was based upon drawings supplied by Clague Architects. These are checked for dimensional accuracy and have been annotated to record architectural and constructional details of significance. These details were further described in accordance with standard architectural and constructional terminology.

The building was inspected internally and externally where safe access was possible. Parts of the building including roof space and voids above the existing kitchen area resulted in restricted access in many places; the upper storey was not inspected due to unsafe access.

Archive creation

On completion of the fieldwork all photographic films were digitally stored at high resolution and used for selective inclusion within this report.

All field notes and drawings were checked for completeness and ordered into a documentary archive based on the requirements of the survey. The basic archive includes:

1. Annotated site plans and elevations
2. Photographic registers
3. Evidence collection for the record
4. Regression report

An archival study was undertaken to elucidate information to place the building in its historical context. This was undertaken broadly with regard to the Standard and Guidance for Desk-based Assessment³. This was aided and supported by Railway Historian Mike Jones of the Railway Museum Herne Bay.

This comprised the search of published and archival material within a radius of 500m of the Site, with data from further afield included where considered relevant to establishing baseline conditions. Local and regional archives and collections were examined for relevant historical information, in published and unpublished sources, from the following sources:

- Kent County Council Archives
- Kent Historic Environment Record (HER)
- www.heritagegateway.org.uk
- www.listedbuildingsonline.co.uk
- www.british-history.ac.uk
- www.genuki.org.



5. HISTORIC BUILDING SURVEY, RESULTS & FINDINGS:

A site visit was made on 4th June to establish a site walkover and photographic recording in order to understand the overall significance of the site and also to gain an informed understanding of the building's chronological alterations. This section illustrates this development by using the plan and elevation drawings which is significant for the sites recorded historical understanding.

The assessment has been produced in line with Historic England's advice and guidance in 'Understanding Historic Buildings' (2016, 3rd Edition) and best practice in 'conservation repair and maintenance techniques and standards' (2008).

The assessment used a combined approach of observational and historical analysis of known literature. A minor intervention of analysis using a small camera within a small hole to establish areas behind later infill was an option, yet it was decided that this form of intrusive identification was not required throughout, given the clear and apparent phasing identified.

The immediate historic internal walls and built form of Elliott House were observed in a typological analysis, in conjunction with the understanding of the listed buildings significance through its historical analysis.

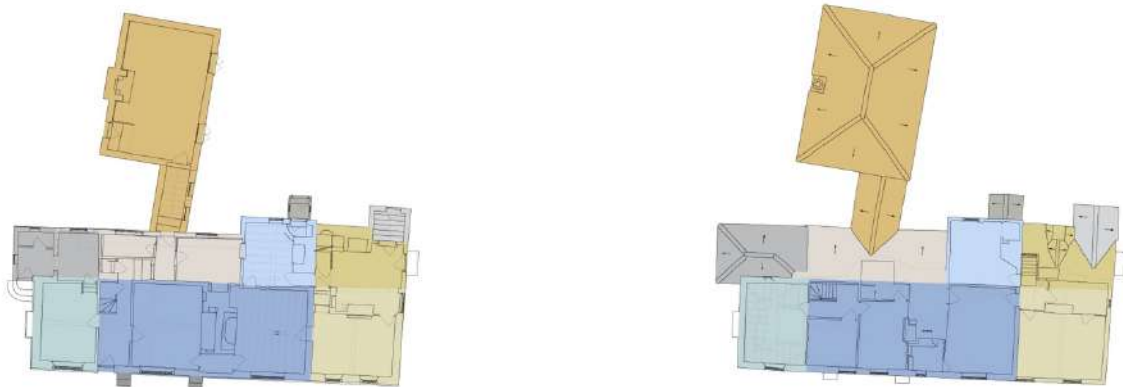
The buildings survey analysis provides an understanding and patterns of constructional layout and phased alterations.

The examination of construction details including timber joints, plinth details and materials combined with the buildings historic plan provides a historic recording of the structure and sheds light on a reasoned hypothesis for the dating of the walls, features, materials, and plan form. This is further enhanced with the observation of the absence of evidence, which is considered equally important within the interpretation.

The findings are outlined below along with detailed floor plans with phasing and annotation of historic features identified.

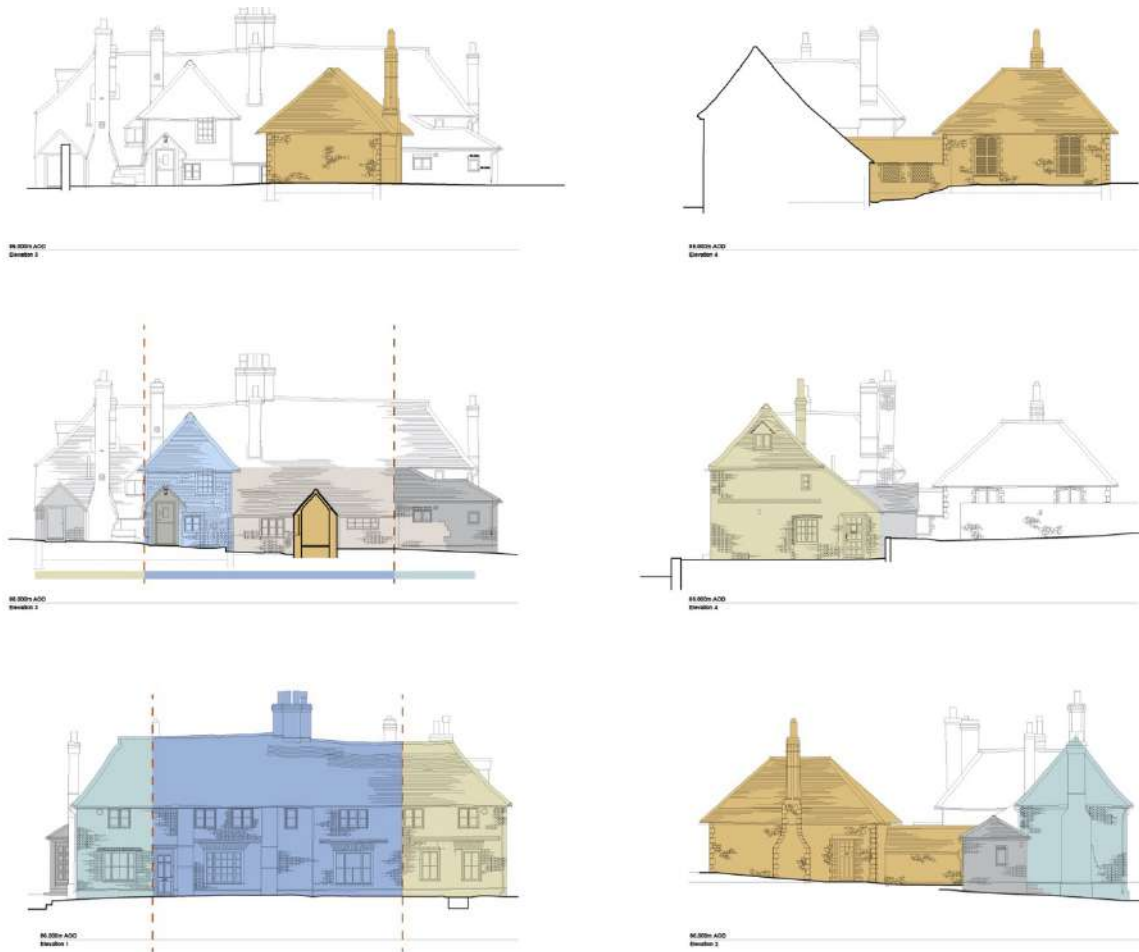
INTERPRETATIONS

Annotated Floor Plans & Elevations



Ground and First Floor Plans (above)





Elevations (above)

<i>Identified Building Period</i>	<i>Description of Significance</i>
17 th -18 th century	Original structure – house was built as a rectangular two-storey house with a central fireplace. It most likely had a visible timber frame structure and was re-fronted during 18 th century.
18 th century	This might have been the first extension toward the back yard with the kitchen brought in a separate space to the rear of the house.
18 th century	New addition to the house was built. We assume that the timber, used for the roof was in fact reused timber, left from when the house was re-fronted using bricks.
18 th -19 th century	This might have been built as one whole extension, however, based on the structure and remaining visible beams we believe that the front part was build first and the back side added at a later stage.
19 th century	Extension to the back of the house and formation of a catslide. This might have been built about the same time as the right sided extension.
Beginning of 20 th century	An annex has been added to the house, serving as First Aid Station.
Late 20 th century	Late additions to the house.



ARCHITECTURAL INTERPRETATIONS

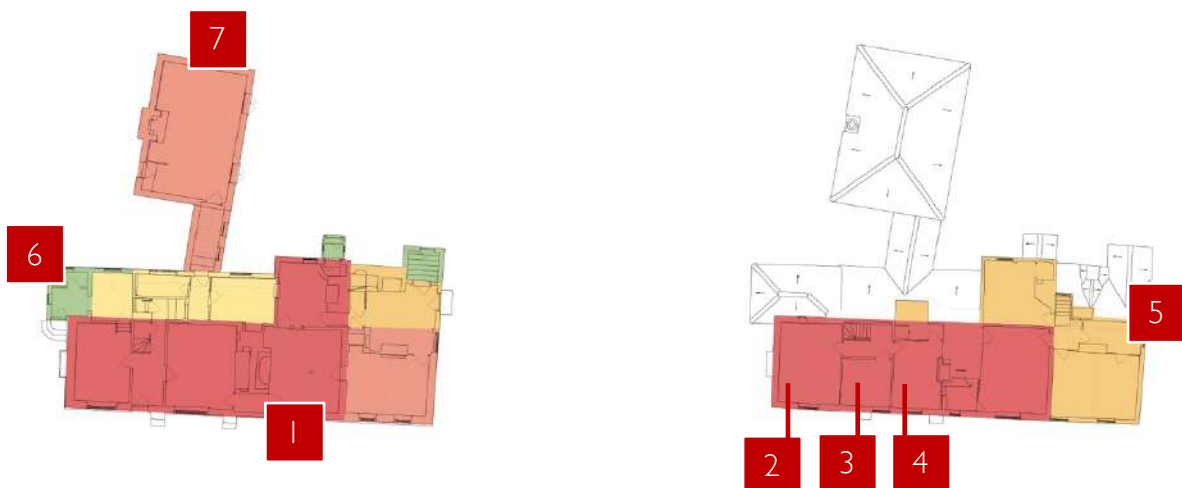
Based on the chronology of the buildings development, alterations and repairs, an assessment of the fabric's character and significance can be made. The walk-through site survey and photographic recordings identified and observed areas and features of fabric, constructional and aesthetic details of architectural significance. These have been identified for the purpose of recording into three levels of significance, **High**, **Medium** and **Low**. The areas identified as High have been photographed for the archaeological record.

The following division of element's significance has been used with annotated plans:

Red = The higher significance: for example, fabric that relates to its original form, of high architectural merit or importance to the asset. These have been recorded by

Amber = Medium significance: for example, fabric that is not of extreme importance, some of the original building can be appreciated and there is adequate fabric quality showing the change in the buildings use and style.

Green = Low significance: for example, fabric that detracts from or is detrimental to the original form, fabric and legibility of the original building, character or significance.



	The interiors are well preserved as spaces and fabric. Some of the main house's ground floor interior walls have additional panelling, however the walls behind seems to be in good condition. All floors are original. The timber frame structure is also preserved and original elements could be seen or traced to what might have been their original location.
	Rooms and spaces that keep their layout and historic appearance and fabric to a certain degree.
	Late 20 th century additions which don't contribute to the overall appearance.

* The coloured scheme represents the overall significance of the spaces, based on preserved historic features. It doesn't evaluate any replaced, repaired or hidden elements or details.

For where red colour is used – those areas are set as most significant for this specific building. Shades differ depending to the overall significance of the space.





Main house. Dining room. Visible timber frame and C17 plaster decoration around inglenook.



Main house. 18th century extension. Timber from the main house most likely used for the roof structure.



Main house. Bedroom. 17th century house braces and diagonal



Main house. Bedroom. Well preserved 230mm floorboards



Main house. Bathroom roof includes historic timbers



Annex – Early fireplace circa 1900





Main house. Original Beam



Main house. Original timber frameing with oak purlins and rafters



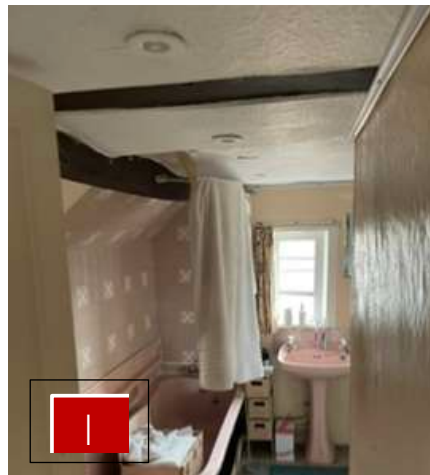
Main house. 1930's Fire Place



Main house. Historic Roof Junction



Main house. Basement- Histoirc beams supported by later C20 Timber supports.



Main house. Bathroom, Note the Original Timber Purlin and Oak frame- This will be retained.



6. THE BUILDINGS HISTORIC DETAIL

This chapter of the Report describes the historic features and plan forms of the Grade II listed 2-4 The Quest. The findings are supported by the research findings discussed within the previous section.

Main house.

- Overall, the original structure is of C17 construction.
- Granted Work includes Ground floor: Conversion of rear 20th century extension into a bathroom, blocking existing door and converting existing rear window to a door opening towards parking area.

Annex.

- Later construction dating to the C19 and later C20 addition.

Garage

- Garage is a later C20 addition to the site

The Granted scheme will include the relocation of the existing bathroom on the first floor to a neighbouring room towards the back of the house. The space of the existing bathroom will serve as a dressing room. The existing shower room will be converted to WC and the blocked space – into en-suite. Within these rooms only historic fabric to the roof is visible (See Photos above). These oak beams are bracing elements for the earlier timber frame structure of the original house.

The existing porch, located in front of the kitchen, doesn't hold any historic features/ The Granted Scheme will see its removal. After its removal, the façade will be restored bringing back its historic appearance. The remaining porch will keep its overall shape with the door opening centered and glazing added.

There are two garages at the moment, one of them is a late 20th century one and has fallen into disrepair. It is proposed for it to be removed.

Exterior

The overall building is of a late medieval timber frame structure re faced in brick work of the C18 and C19 tradition. For the record, it must be noted the structure is built from timber frame with elements of C17 Pargetting Lathe and Plaster.

Pargetting is a traditional external covering synonymous in Kent, traditionally of lime, sand and varying proportions of cow dung mixed with chopped straw or hair. The surfaces are sometimes finished flush or recessed to the framework. The surface is then sometimes combed into patterns (pargetting) before receiving coats of limewash. There is an example of pargetting in

The majority of the structure we see today is built from red brick in English Bond pattern with lime mortar seen within the wider vernacular of late medieval buildings Kent. Further facing elements include tile hanging with peg tiled roofs and tall brick chimneystacks (See Plates).

The predominant features of significance are identified within the original rectangular structure (See Plates).



The lower range displays a brick facing with some signs of water damage, incorrect cement-based mortar, which is creating a freeze thaw action, resulting in bricks blistering.

Central access is at ground level via a centrally located opening in the front elevation, this is of historic importance. The main entrance way would have served the original C17 and C18 structure prior to its extension.

The brick buttresses are of C18 construction and their brick detailing are ornate and survive in good form.

The front elevation includes simplistic brick cornices of a linear pattern, one would expect more Victorian detailing including dog tooth pattern for such a large residence.

The front C20 pannelled door is fitted with a heavy wooden frame and hung with a pair of double vertically planked framed, ledged, and braced doors on iron strap hinges, the locks being contemporary.

At the lower level of the house, one can see the brick base is protruding yet it is not rustication as seen within many Neoclassical buildings. This works with the supporting buttresses and is an aesthetic feature.

Almost all windows are double or triple casements or mullioned and transomed casements. The majority of windows are of timber finish with single glazing, but not original. Many of the windows are C20 and require partial replacement or full due to the condition (See Plates). A mixture of contemporary windows of timber and single glazing exist on the rear and west elevations (See Plates). The rear glazing of the modern extension is of contemporary finish, an inappropriate and out of keeping addition to the building. These require suitable replacement.

To the rear of the site, incorporates a small courtyard area,

Interior

All rooms and floors of the building were inspected. It is clear later works in the late 1970's/1980's have removed some of the historic features, however much remains.

The full plates within the Appendix I includes a full recording with Rooms Annotated. It was decided by the author that a systematic recording of any features of historic or architectural merit would thus be recorded and annotated for the record. Please see Plates.

It can be inferred within the site walkover, that fragments of timber framing can be seen throughout the early phase of the building. The frame formed part of its early bay system C17 construction. The bays serve the main link between structure and plan: they have a structural function in collecting loads, and a plan function in dividing or articulating the space. In its classic form, the plan determines bay lengths, while the bay divisions articulate the plan of the structure. In the case of the Quest, the evidence suggests a 3 bay system.

Evidence of oak bracing, and details of re-used posts highlight evidence of re appropriation from nearby shipping yards. This is further substantiated by evidence of Upper faces within the cross frames and particularly clear on the firstfloor – west side staircase and landing and Bedroom 5 (See Plates).

Where a frame divides a heated from an unheated room (a very common occurrence), the upper face of the dividing frame will face the heated room. In barns the upper face of each internal cross frames faces the threshing floor. But while these are the simplest rules, the varieties and subtleties of the arrangement of the upper face in various building types are of enduring interest and repay close attention. The upper face is the face the carpenter 'looks at' in his mind's eye, so that for us to pay attention to the upper face is a way of getting closer to his perceptions.



Evidence for panel of plaster with repeated triangular pattern in pale blue and white in right along with the traditional method of pargetting.

On the ground-floor is a highly significant brick inglenook of a central stack that probably dates to C17. The inglenook has been repaired over time but its form and significance remains.

The house includes a range of later historic fireplaces with Gibbs surround with panels (See Plates,). Some of the cast iron fireplaces date to the 1920-1930's.

Of other notable historic features include an C18 panelled room known as the panelled long room facing east, to the right end of the ground floor with sunk beaded panels, moulded cornice, C18 doors, and panelled fireplace surround (See Plates).

The below basement is of brick construction and based on the material is conjectured to the C18.

As discussed in the above findings and conclusions for the Historic Phasing, the remainder of the house including bedrooms, bathroom and landing features a wealth of Historic aesthetic details. These include

C17 Timber framing- Oak bracing, cross frames, upper face detailing.

C18 lathe and plaster, pargetting (Not in the bathroom)

C18-C19 redwood floor boards.

Annex

This room is of later C20 construction and there is no evidence of elements of historic significance (See Plates)

Garage

This structure is of later C20 construction and there is no evidence of elements of historic significance (See Plates)



7. CONCLUSIONS

This document demonstrates that there is sufficient information and understanding of the Grade II Listed building known as The Quest, for the Historic Environment Record and Maidstone Borough Council following the Grant of LBC 22/501261/LBC.

This report has provided a full analysis and examined the details of significance, phasing, and elements of historic merit in line with Historic England's Building Survey Level 3 - *Understanding Historic Buildings: A guide to good recording practice*.

2-4 The Quest is a Grade II Listed Building and can be considered as having Medium local historic significance and Low national historic significance.

In line with Historic England's recording levels (3), this report has provided a systematic and annotated understanding of the structure, including elevations, floor plans and images supported by a written narrative of the historic significance.

In line with Historic England's recording levels (3), this report includes a full and extensive collection of a photographic record to be used as an archive for the Historic Environment Record for future generations.



8. BIBLIOGRAPHY :

- Historic England guidance booklets:
 - H. M. Government National Planning Policy Framework (July 2021) and Planning Practice Guidance (July 2019)
 - Historic England GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)
 - GPA3: The Setting of Heritage Assets (Second Edition; December 2017)
 - HEAN2: Making Changes to Heritage Assets (February 2016)
 - HEAN10: Listed Buildings and Curtilage (February 2018)
 - HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)
- Conservation Principles – Policies & Guidance
 - Managing Significance in Decision- Taking in the Historic Environment
 - Conservation Area Appraisal, Designation and Management
 - Statements of Significance: Analysing Significance in Heritage Assets
- BS:7913 - Guide to the conservation of historic buildings.
 - Tithe Apportionments 1836-1929 [database online]. TheGenealogist.co.uk 2021
Original data: "IR29 Tithe Commission and successors: Tithe Apportionments" The National Archives
 - Links to the historic maps used:
<https://maps.nls.uk/>
<https://webapps.kent.gov.uk/KCC.HeritageMaps.Web.Sites.Public/Default.aspx>

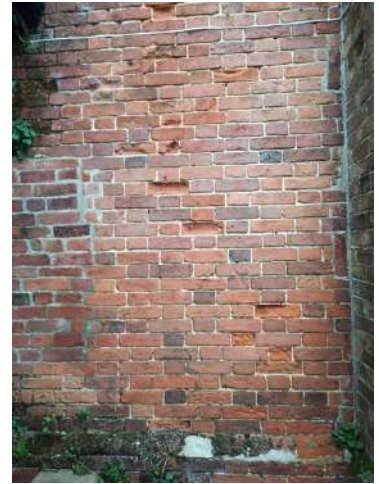


9. APPENDIX I: PLATES



View from South





Left - West elevation – Door opening within late 20th century extension
Center and right – West elevation – repairs within historic walls





North elevation
Center – modern porch



View from East

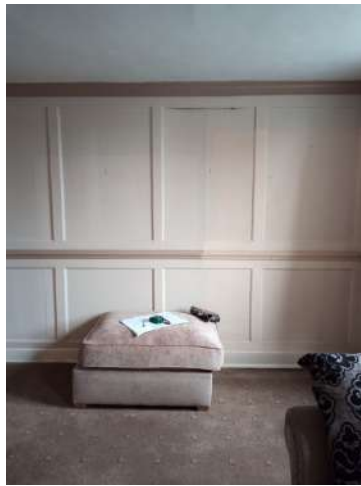




East side entrance area



Panelled lounge room facing east



Dining room

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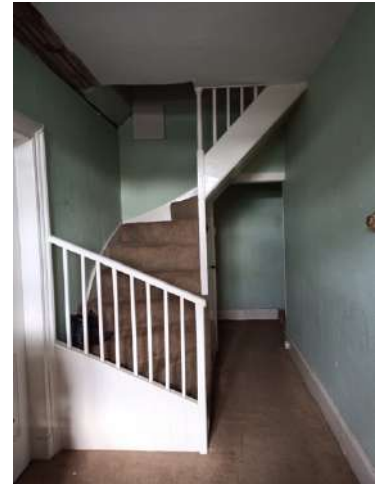




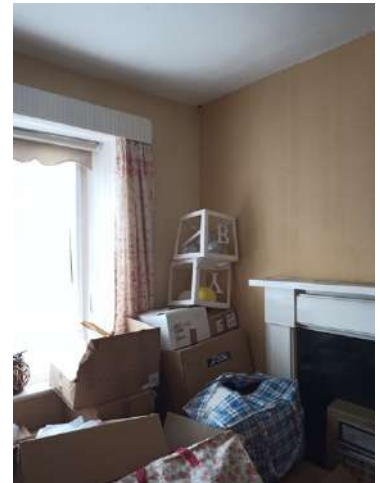
Area of blocked central historic entrance



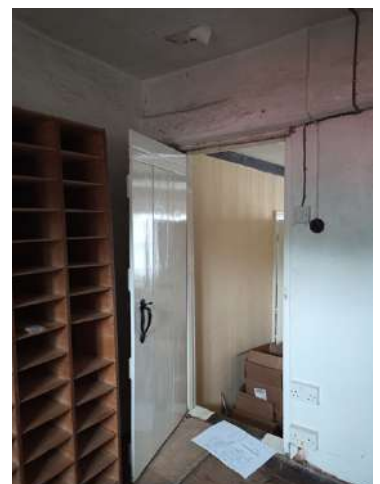
Living room



Main entrance from South and entrance area.



West side room



Late 20th century extension to the back of the house
© James Clague Architects Ltd 2021





Left and Center - Late 20th century extension to the back of the house – WC
Right – West side staircase – signs of steps rearranging



WC to the back, catslide area



Left and Center – are separated as a corridor towards annex





Utility and kitchen area under catslide

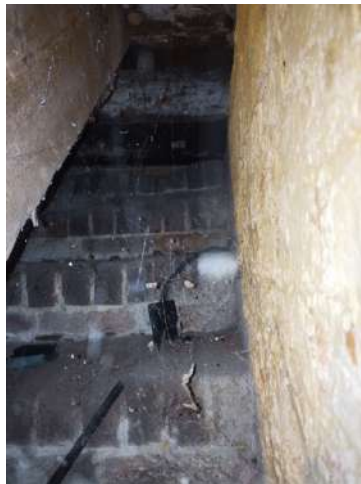


Kitchen





West side basement





Firstfloor – west side staircase and landing



Bedroom 4



Bedroom 2 to West





Central area Bedroom 3



Bedroom 3 - Shower room

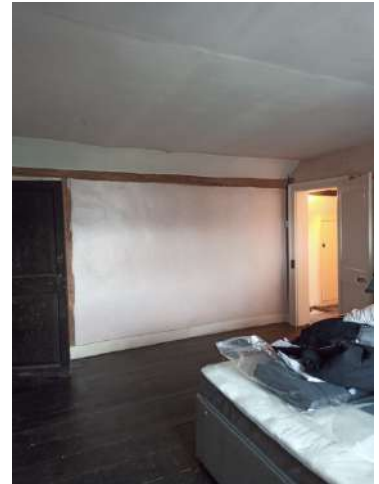


Passageway between Bedroom 3 and Bedroom 1

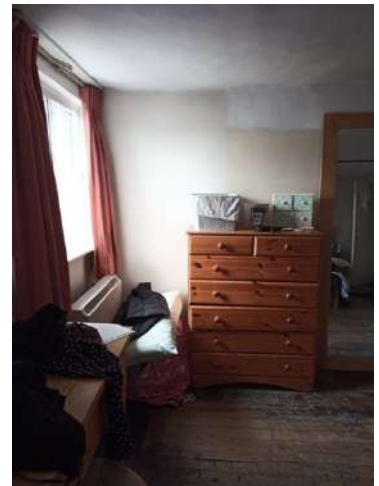




Bedroom 1



Master bedroom

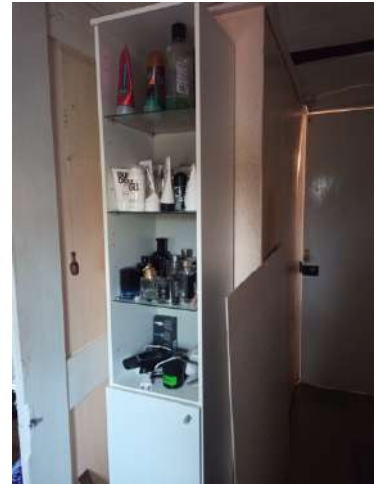


Master bedroom

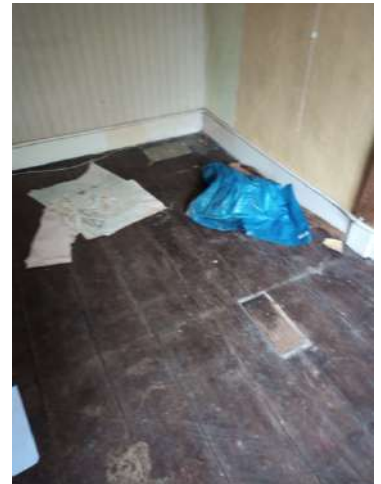




Bathroom/en-suite to Master bedroom facing East



Bedroom 5

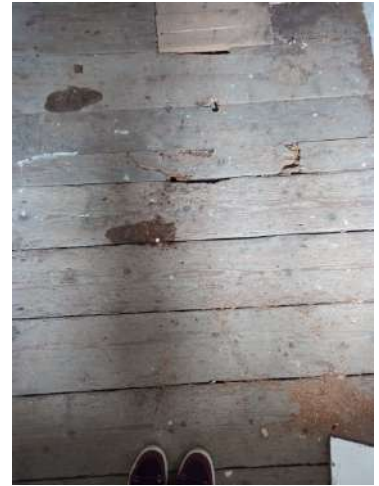


First floor - East side landing





Loft space – East side



Roof space
Left – Kent peg roof tiles – pegs still present
Center – Central chimney stack
Right – Void due to collapsed joists



Roof space – area over void





Annex – West view



Annex – view from back garden
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Passageway between Main House and Annex



Annex - interior



Annex – windows





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