

Tim Ellis

Historic Buildings Conservation Architect
Parsonage House The Street Smarden Kent TN27 8QA

Heritage Impact Assessment (including Design and Access Statement)

Goddards Green
Angleley Road, Cranbrook TN17 3LR

1.00 Introduction:

- 1.01 Goddards Green is a C15th house, with C16 alterations in the Wealden vernacular, located at Grid Reference TQ882424.
- 1.02 The building is set back approximately 85m from Angle Road and is screened by both the access drive and vegetation such that the house is barely visible from the street with the exception of glimpses of the roof and stacks.
- 1.03 Goddards Green is constructed in brickwork on stone plinths (ground floor elevations) and timber frame (first and second floor elevations) with plaster infill panels sitting beneath a steeply pitched tiled roof.

The main gables are bookended by substantial brick fireplaces and chimney stacks.

The rear, North-west, elevation is characterised by a vast catslide roof.



Front (South) elevation: South end centre

East end

An historic photograph, from a book published in 1907 (although the photograph may be earlier) shows the framing protected by hanging tiles. The tiling has, mostly, been removed and is now only retained to the [East] end bay of the South-east elevation, the South-west elevation to the right of the projecting chimney stack and the North-east elevation where there is also an area of feather edged weatherboarding.



North-west elevation catslide and kitchen window range. North-west elevation projecting West end range.

- 1.04 My Clients wish to implement a series of repairs to the external joinery of Goddards Green. The repairs will improve the weather resistance of the building envelope as well as address areas of decay.
- 1.05 The house is currently extremely draughty and difficult to heat during the Winter months. Gaps are visible where opening lights close against frames and some fixed lights are distorted such that there are gaps between them and their window frames.

Consequently, my Clients restrict their use of the house during Winter and rely on an array of portable electric heaters to boost the temperature of rooms in use.

Thus, in addition to the repairs, it is also proposed to install secondary glazing to reduce draughts and improve the thermal performance of the house.

- 1.06 Lastly, this application covers the replacement of a modern (20th) glazed door to the South-west elevation and the replacement of the sashes to the long kitchen window to the North-west elevation.

- 1.07 A condition survey by Dolmen Conservation accompanies this application; it identifies defects and proposes remedial works. Window and door references in this document follow those in the Dolmen report.

Drawings GGC/0124/01, 02, 03 and 04 also accompany the application.

2.00 Listed Building Assessment

- 2.01 The house was Listed Grade II* on the 9th June 1952.

The List entry number is: 1084183.

The Listing description reads:

*CRANBROOK ANGLEY ROAD TQ 73 NE (north side) 3/3 Goddards Green Farmhouse 9.6.52 (formerly listed as Goddard's Green) - II**

Cloth hall, now farmhouse. C15 with C16 extensions. Timber-framed on part red brick, part stone plinth. Plain tiled roofs with jettied return gables to left and right; C15 wing to rear at left and deep C18 catslide. Cloth hall type plan. 2 storeys and attics with garrets in gables; 2 hipped dormers in centre. Jetty over ground floor, perhaps partially underbuilt to left. Irregular 7-window first floor and 5-window ground floor with 2-storey shallow bays under jetties in gable ends. Mixture of square and diamond lattice wood-framed casements. Boarded and ribbed door to right of centre window jetty with Tudor-arched moulded surround. Interior: Substantial frame survives. Moulded service doorways to screens passage as well as rear doorway of hall cross-passage. Large wood-framed transom and mullion window survives to rear of hall, to right of fireplace. 3-light open square well staircase to rear of hall with rather bulbous columnar turned balusters and octagonal ball finials to newels, all probably circa 1640.

- 2.02 This assessment is restricted to the external elements where works are proposed.
- 2.03 For the most part, historic leadlight windows survive but many have lost their metal openers which have been replaced with timber framed casements probably in the 1920's when it is understood that the house was subject to building works undertaken by a new owner.



Late C19th/early C20th photograph showing the front (Southeast) and flank (South-west) elevations.

The historic photograph of the house clearly indicates that dormer windows to the front elevation have been added. Hanging tiling, protecting the timber frame, is now only retained in the areas noted in item 1.03.

- 2.04 To the rear slope of the main roof, a C19th cast iron rooflight provides daylight and ventilation to the attic bathroom.
- 2.05 External ground floor doors comprise a mixture of historic and C20th doors – the glazed C20th door (joinery item 18 in the Dolmen condition survey) is to be replaced.
- 2.06 Some tiles have slipped from the upper roofs and caused damage to the lean-to roof over the pantry (North-west elevation) and it also appears, from ground level, that numerous ridge tiles would benefit from re-bedding.
- 2.07 The feather-edged weatherboarding to the North-east elevation probably dates from the 1920's works since it does not appear ancient. Numerous boards are beginning to show signs of becoming detached from the framing behind whilst those at the base, just above window 5 have become blackened, indicative of advanced weathering, almost certainly due to splashback from water dripping on to the branch of the soil pipe.

3.00 Design Statement:

- 3.01 The proposed works involve the repair and restoration of damaged/tired leadlights where there are gaps between both fixed and opening lights and their frames, distortion and damage to the quarries.

Leadlight panels are to be re-made and the historic glass will be re-used.

Cracked quarries will be replaced except where they are of interest for example where they have been subject to graffiti.

- 3.02 Repairs to window frames are also to be implemented (see Dolmen Schedule) with any scarfing angled to the exterior of the building such that any water entering the repair joint is directed downwards rather than to the building.



Window 23



Window 23

- 3.03 Broken catches and stays (some windows are currently held shut with string) are to be repaired by a blacksmith. Where opening lights should have external stay bars, but they are missing, new stay bars will be manufactured with a twist pattern to their shafts.

Similarly, damaged hinges and missing pintles will also be repaired/replaced by a blacksmith.



Window from rooflight to attic bathroom.

- 3.04 Horizontal metal saddle bars (approximately 6mm square section) are to be fitted to windows where the leadlights are not restrained – this will enable the leadlights to be tied to the bars preventing the wind from displacing the panels.
- 3.05 Secondary glazing is to be fitted throughout. This will probably be a Magnaglade system due to there being minimally exposed frames internally some of which are distorted where the house has settled/moved thus secondary glazing set in aluminium or timber frames would encroach on the glazing lines.

Secondary glazing is also to be fitted to the attic bathroom which is illuminated by a cast iron rooflight. Here, a glazed panel set in a timber frame is to be fitted to the coved ceiling. The panel will be hinged to allow access to the rooflight so that it may be opened.

- 3.06 The kitchen window range, as illustrated by drawing GGC/0124/04, consists of curious simple mullions with chamfered corners but the sashes are plain and crude being completely devoid of mouldings; the square edged glazing bars are a distinctly incongruous feature. Frames have small rebates suggesting that this range of windows was originally fitted with leadlights.

The frames are to be retained but the sashes replaced with authentic period mouldings (slender glazing bars) and fitted with double glazed units. The request to use double glazed units is to reduce the risk of condensation given that this is the kitchen where relative humidity can be high due to cooking. The double-glazed units would be a 'Slimlite' type product fitted within proper glazing bars. Thicker sashes, required for double glazed units, can be rebated so that the historic frames do not need to be modified.

3.07 The glazed door to South-west elevation (item No.18 in Dolmen Conservation's report) faces the prevailing weather and is suffering from racking and decay. It is proposed to replace the door and frame as illustrated by drawing GGC/0124/03. The door would be glazed with individual 'Slimlite' type double glazed units set within proper glazing bars.

3.08 Atomic strips and brush type draught seals are to be fitted to the historic external doors as well as a weatherboard to the North-west elevation hall door which currently drains on to the threshold.

Timber-framed secondary glazing is to be fitted to the two North-west (rear) elevation external doors.

Secondary glazing will not be fitted to the South-west door if double glazed units are permitted in the replacement.

3.09 Plates, reference 5b and 17 in the Dolmen report, are to be repaired.

3.10 Replace feather edged weather boarding to the North-east elevation – the area to the right of the projecting chimney stack and extending from the first floor to the roof. Voids behind the boarding to be checked for insulation and if there is none, Steico Flex wood fibre insulation is to be installed. The thickness of the insulation will, of course, depend on the depth of the void and should stop 20mm short of the rear of the new weatherboarding to reduce the risk of condensation. Weatherboarding to be in oak and left untreated.

3.11 Assorted repairs to the roofs are to be implemented, replacing missing and broken tiles with reclaimed peg tiles to match. Similarly, loose ridge tiles are to be lifted and re-bedded on NHL2 lime mortar + sharp sand. The joints to be tamped whilst 'green' to coarsen the finish. Ensure that ridge tiles and roof tiles are thoroughly dampened beforehand so that the water isn't drawn from the mortar too quickly since this could result in cracking.

4.00 Access Statement:

4.01 The proposed works have no effect on access arrangements.

5.00 Conclusion:

- 5.01 The proposed works will help to preserve retained historic fabric.
- 5.02 The proposed works will improve the energy efficiency of the house and improve the comfort of the occupants.
- 5.03 The new door and frame to the South-west elevation are of traditional design unlike the door to be replaced. The presence of panels beneath the lock rail will act to resist the racking which the existing door is experiencing.

If double-glazed units are permitted, these will also improve the thermal performance of this window and reduce/eliminate condensation.

- 5.04 The kitchen window will be improved by appropriate moulding profiles to the new sashes and glazing bars which will replace the incongruous square sections of the existing which are clearly not historic.

If double-glazed units are permitted, these will also improve the thermal performance of this window and reduce/eliminate condensation.