

**Barn 30m South of Yew
Tree Farmhouse, Yew
Tree Green Road,
Horsmonden, Kent
Heritage Statement**

Client: BAKER ARCHITECTURAL

AB Heritage Project No:10944

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Barn 30m South of Yew Tree Farmhouse, Yew Tree Green Road, Horsmonden, Kent

Heritage Statement

Client	Baker Architectural
Project Number	10944
Prepared:	Kerry Kerr-Peterson
Illustrated:	Peter Bonvoisin
Approved:	Andy Buckley

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Enquiries To:

AB Heritage Limited (Head Office)
 Caerus Suite, 150 Priorswood Road,
 Taunton, Somerset, TA2 8DU
 Email: info@abheritage.co.uk
 Tel: 03333 440 206



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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) was commissioned by Baker Architectural, on behalf of Jennifer Owen Construction, to produce a Heritage Statement covering the development at the Grade II Listed Barn located 30m south of Yew Tree Farmhouse, Yew Tree Green Road, Horsmonden, Kent, TN12 8HP (National Heritage List for England (NHLE) List Entry Reference 1121951).
- 1.1.2 The report will accompany a Listed Building Consent application, for the conservation of the barn to residential use.
- 1.1.3 The National Planning Policy Framework (NPPF) Paragraph 128, requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (National Planning Policy Framework, 2012).

1.2 Site Location & Description

- 1.2.1 Centred on national grid reference (NGR) TQ 70349 42098, the 18th century barn is located c.30m to the south of the 15th century Grade II Listed Yew Tree Farmhouse (NHLE list entry ref. 1084514). The barn is 16m in length and 9m wide. The exterior is covered with overlapping, stained weatherboard and has a plain ceramic tiled roof (Photo 7). A catslide roof is present on the north side of the building. The barn is currently disused although part of the building has been used as a workshop in the recent past.
- 1.2.2 The barn is situated adjacent to Yew Tree Green Road, with a small, triangular green and pond c. 15m and c. 30m to the east respectively. A track leads from Yew Tree Green Road to the north, adjacent to Yew Tree farmhouse. The lane continues north adjacent to Poplars Farm, located c.480m to the north, and exits onto Churn Lane, c.730m to the north of the site.
- 1.2.3 The remainder of the farmyard and associated buildings of Yew Tree Farm are located on the south side of Yew Tree Green Road, forming a dispersed cluster farmstead. These include another Grade II Listed 18th century barn (NHLE list entry ref. 1338793), of similar construction to the barn that forms proposed development site.
- 1.2.4 A number of other farm buildings are also present within the farmyard, including an Oast (to be retained). The tractor shed, lambing building and hay store have been demolished as part of the redevelopment of the wider development scheme by new land owners.
- 1.2.5 Within the wider landscape, the centre of the village of Horsmonden is located c. 1.6km to the south of the site and centre of the village of Brenchley is situated c. 2.5km to the south-west.

1.3 Statutory Designations

- 1.3.1 The barn was listed as Grade II on the 10th October 1989, in recognition of its special historic or architectural interest. The listing description of the building highlights key significant features, where these were accessible, and is as follows:

'Barn. C18. Timber framed and weather boarded with plain tiled roof. Half-hipped roof with cart doors to left and 4 three light casements. Catslide outshot to rear. Interior: 4 framed bays with queen post roof' (NHLE, 2016).

1.4 The Proposed Development

- 1.4.1 The development will involve the conversion of the barn to residential use. The renovation of the building will include the replacement of some of the timbers that have suffered a certain level of decay, including the exterior weatherboarding, which will be re-used where possible or replaced with similar materials (DHA Urban Design, 2010 & Handson, P, 2016, *Pers comm*).
- 1.4.2 The development proposes to create a two storey residence, with a staircase to the upper floor occupying the threshing floor. On the ground floor a dining room and living room will occupy the bays on either side of the threshing floor. A hall and study will occupy the eastern end of the building. The kitchen and utility areas will occupy the northern part of the building. The upper floor will contain four bedrooms with bathroom facilities. These will be located in the southern part of the building only.
- 1.4.3 The design of the proposed development has taken into consideration the use of the existing, layout, partitions, floor levels and openings, where possible, in order to minimise the potential impacts upon the historic fabric of the building (DHA Urban Design, 2010).
- 1.4.4 The existing windows will be replaced with oak framed, double glazed units and new window shutters will be installed on the east elevation. Up to seven new conservation roof lights will be installed within the catslide roof on the north elevation. All drain pipes and downpipes will be black cast iron. A black painted steel flue for a wood burning stove will be positioned on the exterior of the apex of the roof. The existing cart door on the southern elevation is to be retained and fixed open. The opening will then be glazed. A new door will be created in the west elevation (*ibid*).
- 1.4.5 A new garage will be positioned c. 25m to the west of the barn. The reduction of the potential impacts upon the barn have been considered with the position of the new garage. The new building will be small in scale and use stained weatherboarding and plain ceramic roof tiles, similar to those used in the construction of the barn (*ibid*).
- 1.4.6 Following advice from Tunbridge Wells Borough Council (Baker. A, 2016, *Pers comm.*), the winnowing door that is present on the northern side of the original barn will be retained and preserved.

1.5 Consultation

- 1.5.1 Consultation was undertaken between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Debbie Maltby (Conservation & Urban Design Officer, Tunbridge Wells

Borough Council) via telephone on the 5th October 2016. During the consultation, the scope of the report was clarified to ensure that the information was proportionate to understand the significance of the building and any potential impacts upon it. Debbie agreed that an historic building appraisal could form part of the Heritage Statement document.

2. MEHODOLOGY

2.1 Overview

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Data Collation

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014) and the archaeological investigation and recording of standing buildings and structures (December 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 This information was supported by examination of data from a wide range of other sources, principally:
- Exploring Kent's Past webpage (<http://webapps.kent.gov.uk/KCC.HeritageMaps.Web.Sites.Public/Default.aspx>) for information from Kent County Council Historic Environment Record;
 - Heritage Gateway for information from the Historic England National Monuments Record;
 - Pastscape and other research resources, including the Access to Archives (A2A);
 - The Historic England website professional pages, particularly the National Heritage List For England;
 - A site visit was undertaken on 13th October 2016. During the site visit, an inspection of the building was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod where necessary. A selective capture method with single shot image capture using a 23.5 x 15.6mm CMOS sensor was used. The images included a photographic scale where appropriate.

- Additional relevant documentary resources at the Kent History & Library Centre were accessed on the 12th October 2016, and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary

2.2.5 The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Baker Architectural, and any associated parties they elect to share this

information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.5.4 The loft area of the barn was viewed from the ladder only, due to health and safety concerns relating to the uncertain safety of the loft floor. It was not possible to gain access to the rest of the farmyard on the south side of Yew Tree Green Road, as this is private property.

3. HISTORIC BACKGROUND

- 3.1.1 During the medieval period, the region became an important centre for the iron foundry and cloth trade industries. Horsmonden Furnace and the Furnace Pond, located c. 1.2km to the south-west of the site, was one of the centres of the Wealdon iron industry, with one of the largest artificial ponds in the region, created to provide water power via a dam and spillway for a post-medieval gun casting furnace and later boring mill (Kent HER no. TQ 64 SE 4). The furnace was first mentioned in 1574 and took advantage of the plentiful supply of wood and water in the region, as well as easy access to water transport. From the late 16th century, the foundry produced cannon for the monarch and the state and King Charles I visited the foundry in 1638. The foundry had declined by 1771 (Horsmonden Village Kent, 2016).
- 3.1.2 Sheep rearing in the region and an influx of cloth workers from Flanders during the 14th century, along with sources of fuller's earth in the region for degreasing the wool, helped the spread of the cloth working industry throughout the Weald. By the 17th century, Kentish broadcloth was a high end commodity (ibid).
- 3.1.3 Throughout the medieval and post-medieval periods, the close proximity of Kent to the capital provided convenient access to growing markets for goods such as fruit, corn and hops. Kent was the centre of the hop industry, which took off in the late 16th century and thrived with the growth of the large scale breweries in the Thames Valley and eastern Kent during the late 18th and 19th centuries. Access to water transport enabled the arable industries in the region to continue to thrive, when they had contractor in other regions in favour of pastoral farming. The importance of agricultural practices such as dairying, poultry rearing and market gardening increased in the region from the 1870s onwards (Historic England, 2014 (c)).
- 3.1.4 Areas of woodland pastures, such as the Weald, in which the site is situated, saw a larger diversity in agricultural practices, often combining a degree of industry alongside woodland enterprises, dairying, fatstock and fruit growing (ibid). The Weald has the highest surviving proportion of traditional farmsteads in the county, where dispersed farmsteads predominate and represent a local cultural tradition, where these multi-functional farmsteads were more capable of diversifying. Until the 18th century, many farmsteads in the region would have comprised no more than a farmhouse and a barn. This was until the late 18th century when there was an increase in arable production in the area. Barns form the most common survival of 18th century or earlier buildings in the region (Bannister *et al*, 2014).

3.2 History & Development of Yew Tree Farm and the Barn

- 3.2.1 The analysis of the building (See Section 4 below), has suggested that the barn originally took the form of a three bay threshing barn, with the eastern end and the northern part of the building beneath the catslide roof forming extensions to the original layout of the building. These extensions pre-date the earliest available mapping of the building. This may have taken place during the mid-18th century when the adaptation of existing barns by the addition of extra bays was common in the South East. The eastern end of the building was adapted to use for animal accommodation at a later date, possibly during the late 19th century when this practice was common and is a distinctive feature of barns in the Weald (Historic England, 2014 (c)).

- 3.2.2 The earliest documentary reference, that refers to the farm as Yew Tree Green Farm, is the 1838 Brenchley parish tithe map (Plate 1). The tithe map and apportionment indicates that the farm was owned by Walton Rogers and occupied by Stephen Beecher. The green formed the area occupied by the existing pond. This formerly had a small piece of land on the northern side, with a trackway adjacent to the north which joined the existing footpath, then part of a trackway. The tithe map shows the surrounding landscape as a patchwork of anciently enclosed fields with a mixture of straight and irregular boundaries, with intermittent dispersed farmsteads.
- 3.2.3 The farmhouse is shown within a garden and the remainder of the farm buildings on the south side of Yew Tree Green Road include a barn (existing), lodges and yard. An 'old' cottage and oast are situated further east along the road, opposite the pond. The surrounding fieldnames identify that they contained orchards and copses of woodland, referred to as 'shaw'. The location of the area where the corn was stacked is identifiable from the field name 'Stackplatt', situated directly opposite the barn.
- 3.2.4 The barn is shown directly adjacent to the road, with a small yard on the north and eastern sides of the building. The barn is illustrated as a linear building with an L-shaped projection on the northern side, part of which possibly representing a porch. Another small linear feature is shown on the northern side of the possible porch with a small enclosed yard on the western side (Plate 1).

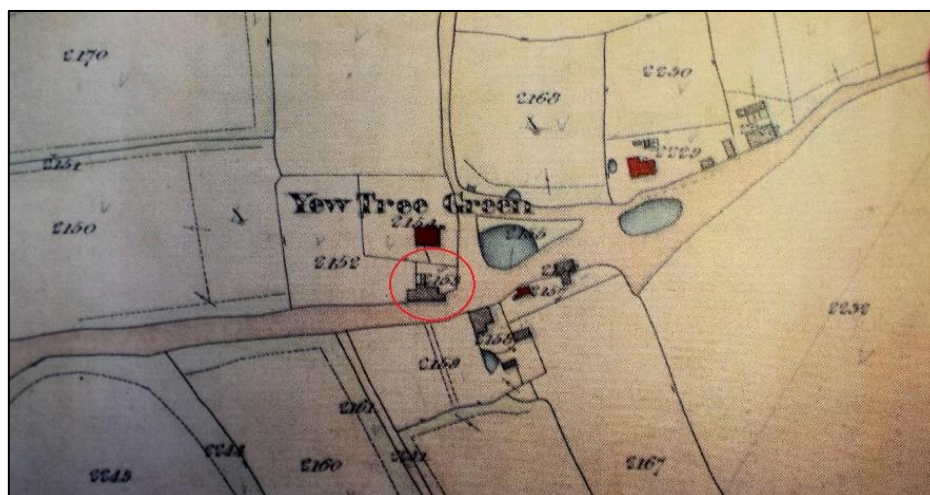


Plate 1: Brenchley Tithe Map, 1838. Location of site outlined in red

- 3.2.5 The 1859 Kelly's Trade Directory for Kent identifies that the Robert family and Beecher family still owned and occupied the farm at this time. In 1862 Directory indicates that the then farmers, Richardson & Daw, were hop growers.
- 3.2.6 By the 1st edition of the 25" OS map of c. 1870 (Plate 2), the shape of the barn has changed (Plate 2). The possible porch and small yard on the northern side of the building have been removed. An extension has been constructed perpendicular to the western side of the building. The adjacent farm buildings and surrounding landscape remains much the same as depicted on the previous map (Plate 1). The 1897 edition of the OS map (not reproduced) shows the building much as it is shown on the 1st edition of the map.

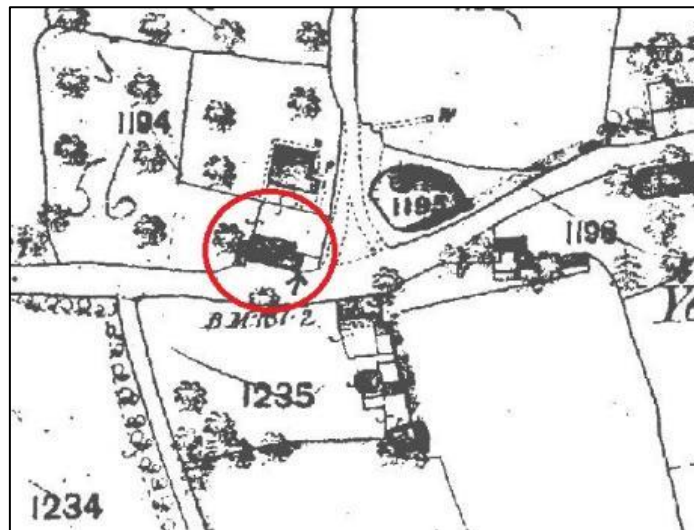


Plate 2: 1st edition 25'' OS map, c. 1870

- 3.2.7 The trade directory of 1878 identifies that the farm was under the ownership of Jeffrey George Austin, possibly a relation of the writer Jane Austin, whose family were involved in the regions cloth trade (Hormonden Village Kent, 2016).
- 3.2.8 On the 2nd edition of the 25'' OS map (Plate 3), the northern side of the building is shown to have been extended to the east, bringing it in line with the eastern end of the main part of the building. The eastern end of the northern side of the building is shown to consists of two parts and the adjacent yard has been partitioned to create three yards, corresponding with the position of the different parts of the building. Within the wider landscape, the oast building has extended and developed to have two round kilns. In the yard to the south of the barn, possible hop pickers accommodation buildings have been constructed.



Plate 3: 2nd edition 25'' OS map, 1908

- 3.2.9 The Provisional 1938 edition of the 25'' OS map (Plate 4) depicts the barn much as it is at present. The extension on the western side of the building has been removed since the

previous map. The separate elements of the building are shown as one large, square building. A small yard has been created within the main yard on the eastern side of the barn. A small amount of residential development has appeared to the east of the farmstead, on the south side of Yew Tree Green Road.

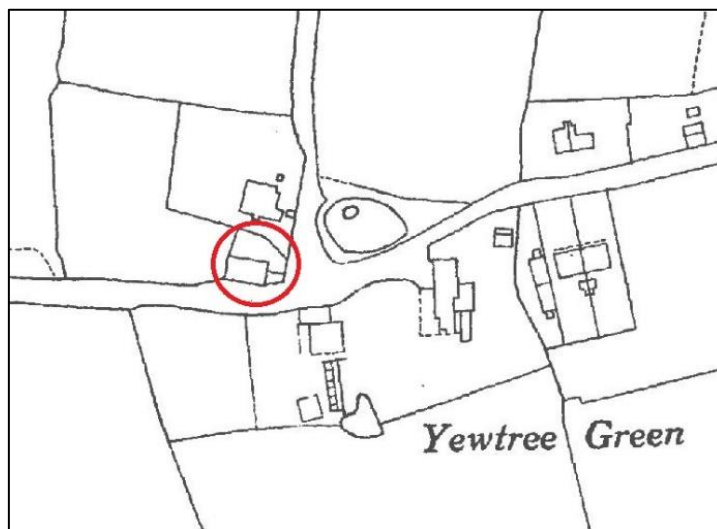


Plate 4: Provisional edition 25" OS map, 1938

- 3.2.10 Throughout the early 20th century, from the 1915 to the 1938 trade directory, the farm was managed by a bailiff named William Reed Thompson, for a Mr. W. Larkin.
- 3.2.11 The 1960s edition of the 25" OS map (not reproduced) shows a number of new farm building at the southern end of the farmyard. The number of additional residential properties along Yew Tree Green Road has also increased. The yard associated with the barn has been removed and the garden of the farmhouse has been extended up to the northern edge of the barn.

3.3 Setting of the Barn 30m to the South of Yew Tree Farmhouse

- 3.3.1 The barn is situated 30m to the south of Yew Tree Farmhouse, immediately adjacent to Yew Tree Green Road (Photo 1). The remainder of the buildings that form the farmstead are situated on the south side of Yew Tree Green Road, dispersed along the road to the east (Photo 2). The garden of the farmhouse is located immediately adjacent to the northern side of the barn. A small green is located immediately to the east of barn, with a pond beyond (Photo 1).



Photo 1: The barn and Yew Tree Farmhouse from the south side of the road



Photo 2: The barn (centre) from the oast to the east

- 3.3.2 A small piece of, what is now pasture, is located immediately to the west of the barn (Photo 3). A gravel driveway / yard is present on the eastern side of the barn (Photo 1).
- 3.3.3 Beyond the immediate setting, the wider setting is predominantly rural in character, with a small number of residential dwellings, set within large gardens, beyond the farm to the east. A footpath / track is present on the eastern side of the farmhouse and continues off to the north. To the north, beyond the farmhouse, large agricultural fields with mature hedgerows and copses of mature trees spread out to the north, with intermittent farmsteads along with intersecting roads.



Photo 3: The barn (centre) and farmstead from the west



Photo 4: View from the track, across the field to the north of the farmstead

- 3.3.4 Further large agricultural fields with mature hedgerows and intermittent mature trees are present to the south, beyond the farmyard on the south side of Yew Tree Green Road (Photo 5).



Photo 5: View across the farmyard towards the south



Photo 6: View to the south of Yew Tree Green Road

- 3.3.5 The setting of the barn at Yew Tree Farm has undergone a degree of change over time. The associated farm buildings have been altered and a number of modern farm buildings were constructed within the yard during the middle of the 20th century. The number of residential dwellings in the vicinity of the farmstead has increased, but to a small degree. The track leading to the north past the farmhouse, which has itself been altered over time, is now only a footpath. However, overall the setting is thought to have changed to a limited degree.
- 3.3.6 Therefore, the setting of the barn is considered to contribute towards the significance of the building to a high degree. This is because the rural, agricultural character of the vicinity and dispersed nature of the farmstead, remain largely intact.

4. HISTORIC BUILDING APPRAISAL

Exterior

- 4.1.1 All of the exterior elevations are clad in timber weatherboarding. This is laid horizontally on the majority of the elevation, apart from the north elevation, which is laid vertically. The weatherboarding is particularly degraded on the eastern elevation. All of the exterior weatherboarding has been replaced. The roof is plain ceramic tiles (Photo 7).



Photo 7: The south and east elevations of the barn (scale 1m)

- 4.1.2 A full height double cart door is located on the southern elevation. The doors are constructed from vertical timber planks, mounted with iron hinges onto a likely original door jamb on the western side. The eastern door was originally a split door but has been modified to create a single door leaf. The doors have been replaced (Photo 8).



Photo 8: Exterior of the cart doors on the south elevation

- 4.1.3 Four three-light, horizontal, white timber framed windows are present below the eaves on the southern elevation (Photo 7). The weatherboarding overlaps an English bonded plinth of a mixture of handmade and machine manufactured bricks, on a concrete base (Photo 8), suggesting that the plinth of the barn has been renewed during the c. late 19th century or 20th century.
- 4.1.4 A ground floor timber plank door is present on the eastern elevation, along with a timber framed three light, horizontal window. At the catslide end of the eastern elevation, a roller door was installed sometime after the mid-19th century. The roller bar remains in place. A concrete plinth is visible on the eastern elevation (Photo 9).



Photo 9: The eastern elevation of the barn

- 4.1.5 The western elevation is generally featureless. The ends of the wall plates are protruding through the weatherboarding which has been constructed around them. The western elevation of the catslide part of the building has been clad separately (Photo 10).



Photo 10: Western elevation of the barn

- 4.1.6 The northern elevation was mostly obscured by vegetation within the garden of the farmhouse at the time of the site visit (Photo 10). It was possible to determine that the weatherboarding has been clad vertically on this elevation.

Interior

- 4.1.7 The barn is of a four bay, post and truss construction with the roof supported with intermediate purlins. The roof trusses of the half hipped roof have queen post arrangements. It is evident that the majority, if not all of the rafters and lathes have been replaced. The majority of the wall studs have also been replaced (Photo 11). A number of the main timbers are axe dressed. A number of slots for former partition studs are visible in the main timbers of the frame and also along the partitions at the eastern end of the barn. A number of new braces have been attached to the existing structure (Photo 14).



Photo 11: Details of the roof structure at the western end of the barn

- 4.1.8 The threshing floor is located towards the western end of the barn. The original threshing floor has been covered with concrete. At the northern end of the threshing floor is an original double winnowing door. The ledged and braced door is constructed from wide vertical planks, some of which have been replaced. A leap is present at the base of the door with small hand holes towards the top. Wedge shaped pieces of timber are present at either end of the leap to hold it in place (Photo 12). A burn mark is present on the door frame above the door (Left end of doorframe, Photo 12).



Photo 12: Winnowing door and leap at the north end of the threshing floor

- 4.1.9 The floor of the bay to the west of the threshing floor is also covered in concrete. Two pieces of timber have been inserted into the concrete (Photo 13). The function of these is uncertain but they may have been related to some sort of storage facility or machinery.



Photo 13: Timber in the floor of the western bay

- 4.1.10 Animal accommodation has been created in the two bays at the eastern end of the barn (Photo 14). This commonly took place across the country during the late 19th century and may be the time when this occurred at Yew Tree Farm. Randomly coursed, handmade brick walls separate the two bays, between the vertical truss posts (Photo 14). The interior of the first bay is clad in corrugated iron sheets at the northern end. A loft is located at the eastern end of the building, over the fourth bay only.



Photo 14: View of the eastern bays of the barn

- 4.1.11 The ground floor of the eastern end of the barn has been separated into two rooms by a modern stud wall. The original rag stone foundations are present along the eastern end of the third bay, although these have been replaced with brick at the southern end (Photo 15). It is likely that this was the original exterior wall of the building, with the fourth bay forming an extension to the building. Split stakes have been used to create a partition wall above the foundations in the eastern end of the barn.



Photo 15: Ragstone foundations at the eastern end of the barn

- 4.1.12 The area beneath the catslide roof on the northern side of the building also has a concrete floor. The foundations are concrete and on the southern side, the concrete is topped with a low, randomly coursed brick wall, partially covered with concrete. An area of earlier, wide, weatherboarding is present on the eastern side of the winnowing door. This earlier weatherboarding appears to represent butted boarding. The position of the survival on a former exterior wall is the likely position for the survival of butted boarding of pre-19th century

date (Historic England, 2014 (c)). The surrounding weatherboarding has been replaced (Photo 16 & 17).



Photo 16: The extension beneath the catslide roof



Photo 17: Area of original weatherboarding (centre) within the catslide extension

4.1.13 A large timber door is located at the western of the catslide extension, although this does not appear to have been functional but reused as part of the structure. A carpenter's mark is located on one of the tie beams within the catslide extension on the northern side of the barn. This is in the form of Roman numerals for the number eight 'VIII'. This timber also has some burn marks and is likely to be re-used (Photo 18).



Photo 18: Carpenters mark and burn marks on a timber in the catslide extension

4.1.14 A number of other timbers appear to have been re-used. These are focused within the extension at the eastern end of the barn and within the catslide extension on the northern side of the building. This is suggested by the presence of a number of timbers with redundant mortice holes or holes for floor joists within former wall plates or bresssummers (Photo 19).



Photo 19: Re-used timber in the catslide extension

5. STATEMENT OF SIGNIFICANCE

5.1 Importance of the Barn 30m to the South of Yew Tree Farmhouse

- 5.1.1 As a Grade II listed building, the barn is considered to be a heritage asset of Regional importance (in line with Table 1; Section 2.3 above). This is because of the important historical and architectural nature of the building, relating to the vernacular materials and construction of the barn.

5.2 Significance of the Barn 30m to the South of Yew Tree Farmhouse

- 5.2.1 The barn can be considered to be a heritage asset that has a degree of significance, in relation to the Historic England National Farmstead Character Statement (2014 (b)), as it is thought to make a positive contribution to the local character of the area. As part of a dispersed farmstead, the building has significance by contributing to the distinctive element of Kent's cultural traditions and rural landscape character (Bannister *et al*, 2016 & *ibid*). Therefore, as discussed in Section 3.3 above, the setting is thought to contribute to a high degree towards the significance of the building.
- 5.2.2 The significance of the barn also partially relates to the survival of its relationship with the farmhouse and other related spaces. Historic England also consider traditional farm buildings that date to the 18th century or earlier to be of special significance (Historic England, 2014 (b)).
- 5.2.3 Surviving physical elements of the building that contribute to its significance include early doors (the winnowing doors), likely surviving butted boarding within the catslide extension and unusual marks such as burn marks and carpentry marks (*ibid*). The surviving leaper board and wedged stops at the winnowing door is also an unusual and significant survival.
- 5.2.4 The illustrative and associative historic values are also thought to make a contribution to the buildings significance, albeit to a lesser degree than the above factors. This is related to the information that the building can provide about the vernacular construction and materials of the region, as well as the potential association of the farmstead with Jane Austin's family. The barn is also thought to have a degree of aesthetic value, with the exterior timber weatherboarding forming a part of the scenic rural landscape.

5.3 Predicted Impact of Proposed Development

- 5.3.1 The conversion of the barn is thought to have the potential to have some adverse impacts. For example, the conversion of the building to residential use would have an impact associated with the removal of the barns original function, compromising to a small degree its connection to the farmhouse and the remainder of the farmstead buildings.
- 5.3.2 The removal of the internal partitions and creation of a new door on the western elevation of the building are considered to have a direct adverse impact, in the form of the removal of part of the historic fabric relating to the past function and development of the building.
- 5.3.3 The creation of up to seven conservation velux windows in the roof of the building may cause a direct adverse impact, as originally this type of building would have had a limited number of

opening. To undertake a large increase to these may affect the character and appearance of the building, although only to a limited degree.

- 5.3.4 The steel flue for the wood burner that is proposed for the top of the roof, although painted black, may be considered to be uncharacteristic of the building and may cause an adverse visual impact to a small degree.
- 5.3.5 However, overall, the above limited adverse impacts are not thought to detract from the overall significance of the building as a heritage asset. Generally, the conservation of the barn into a residence is a positive way to ensure the future of the building, which is currently in a state of decay.
- 5.3.6 The proposed plans for the building will not alter the scale or form of the barn. The proposed ground floor layout respects the existing layout of this part of the building. A number of the significant elements of the building, such as the winnowing doors and leaper as well as the cart doors on the south elevation, are to be retained as part of the redevelopment. This will help to maintain the historic function, character and appearance of the building.
- 5.3.7 The renewal of the roof and weatherboarding will help to ensure the future of the building and the use of black cast iron external features against the weatherboarding, are thought to be sympathetic to the character of the building. The replacement of window and door framed with oak and the addition of oak shutters to the window on the east elevation, are also considered to be sympathetic alterations and additions to the building's exterior.
- 5.3.8 In summary, the overall magnitude of impact is thought to be a direct negligible adverse impact, with an overall not significant effect (in line with Table 2 & 3; Section 2.4). This is because the proposed development is thought to barely change the baseline condition of the heritage resource and to have little appreciable effect upon it. In relation to the NPPF, the impacts are thought to constitute less than substantial harm. This is because the significance of the heritage resource is thought unlikely to be effected by the proposed development.

5.4 Outline Recommendations

- 5.4.1 As well as the significant features that have been identified by Tunbridge Wells Council, the retention of the area of likely pre-19th century butted boarding on the east side of the winnowing door where possible, is advised.
- 5.4.2 A level 2 Historic Building Recording survey is recommended, in line with the Historic England guidelines, Understanding Historic Building, 2016, to ensure a visual record is created of the building prior to its conversion.

6. REFERENCES

6.1 Documentary & Cartographic Sources

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- DHA Urban Designs, 2010, Design, Access & Heritage Statement
- Title Deed: Messuage, lands and cottages called Hook Green and Huggets Farm (22a 11p), 1851 (Kent History & Library Centre Ref. U840/T54)
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- OS 25" Kent Map Sheet 61:8 2nd edition, surveyed 1867-8, revised 1907 & published 1908 (Kent History & Library Centre)
- OS 25" Kent Map Sheet 61:8 Provisional edition surveyed 1867-8, revised 1938 & published 1938 (Kent History & Library Centre)
- Kelly's Trade Directory of Kent 1859, 1862, 1878, 1915, 1924 & 1938 (Kent History & Library Centre)

6.2 Online Sources

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- Historic England, 2014 (b), National Farmsteads Characters Statement <https://historicengland.org.uk/images-books/publications/2105609/>
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- Horsmonden Village Kent, 2016 <http://www.horsmonden.co.uk/history/>
- Kent Archives and Local History Service online catalogue <http://185.121.204.47/calmview/>
- National Heritage List for England, 2016 <https://historicengland.org.uk/listing/the-list/map-search>
- NPPF, 2012 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf.
- Tunbridge Wells Borough Council Local Plan Chapters <http://www.tunbridgewells.gov.uk/residents/planning/planning-policy/local-plan/local-plan-chapters>
- Tunbridge Wells Borough Council New Local Plan <http://www.tunbridgewells.gov.uk/residents/planning/planning-policy/new-local-plan>

6.3 Correspondence

- Consultation between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Debbie Maltby (Design & Conservation Officer, Tunbridge District Council) via telephone on the 5th October 2016
- Consultation between Kerry Kerr-Peterson and Andrew Baker (Baker Architectural) via email and telephone during October 2016
- Conversation with Paul Hanson (Jennifer Owen Construction), 13th October 2016

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

National Planning Policy Framework (NPPF), 2012

The National Planning Policy Framework (NPPF) sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that 'Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.

Paragraphs 133 & 134 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities.

Tunbridge Wells Borough Council Local Plan, 2006

Tunbridge Wells Borough Council has commenced work on preparing a new Local Plan that will guide future development in the borough up to 2033. The new Local Plan will replace the existing Local Plan 2006, Core Strategy and associated Development Plan Documents (DPDs).

Since the adoption of the Local Plan in 2006, some changes have been made as a result of the 'saving' of policies in March 2009, the adoption of the Core Strategy in June 2010 and the adoption of the Site Allocations Local Plan in July 2016. As a result, some policies have been removed from the Local Plan as they are no longer valid. The policy relating to Listed Building is one of the policies that has been removed. Therefore, the policies that relate to Listed Buildings in use for this area consist only of the National Planning Policies as outlined above.

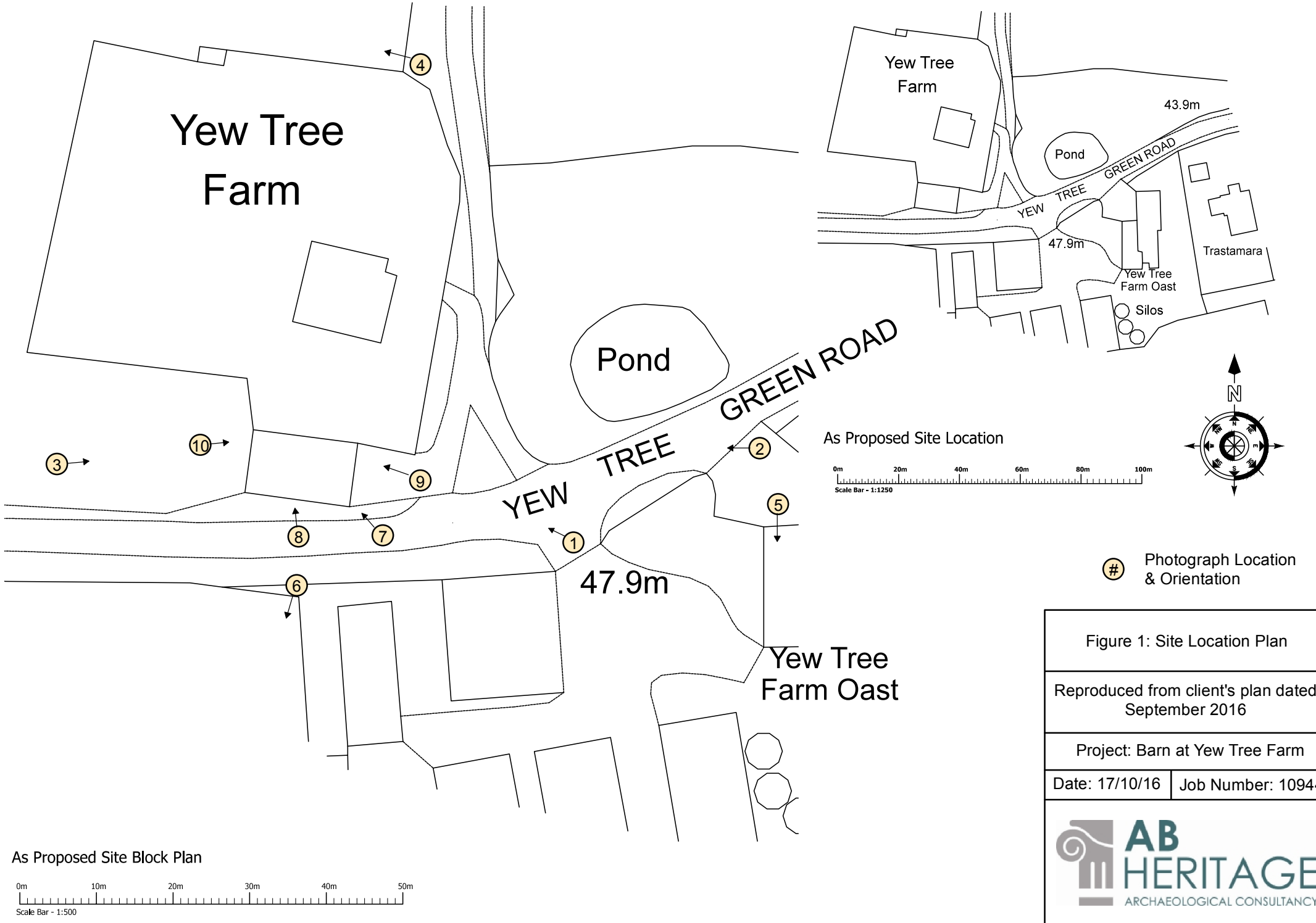


Figure 1: Site Location Plan

Reproduced from client's plan dated September 2016

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Photograph Location & Orientation

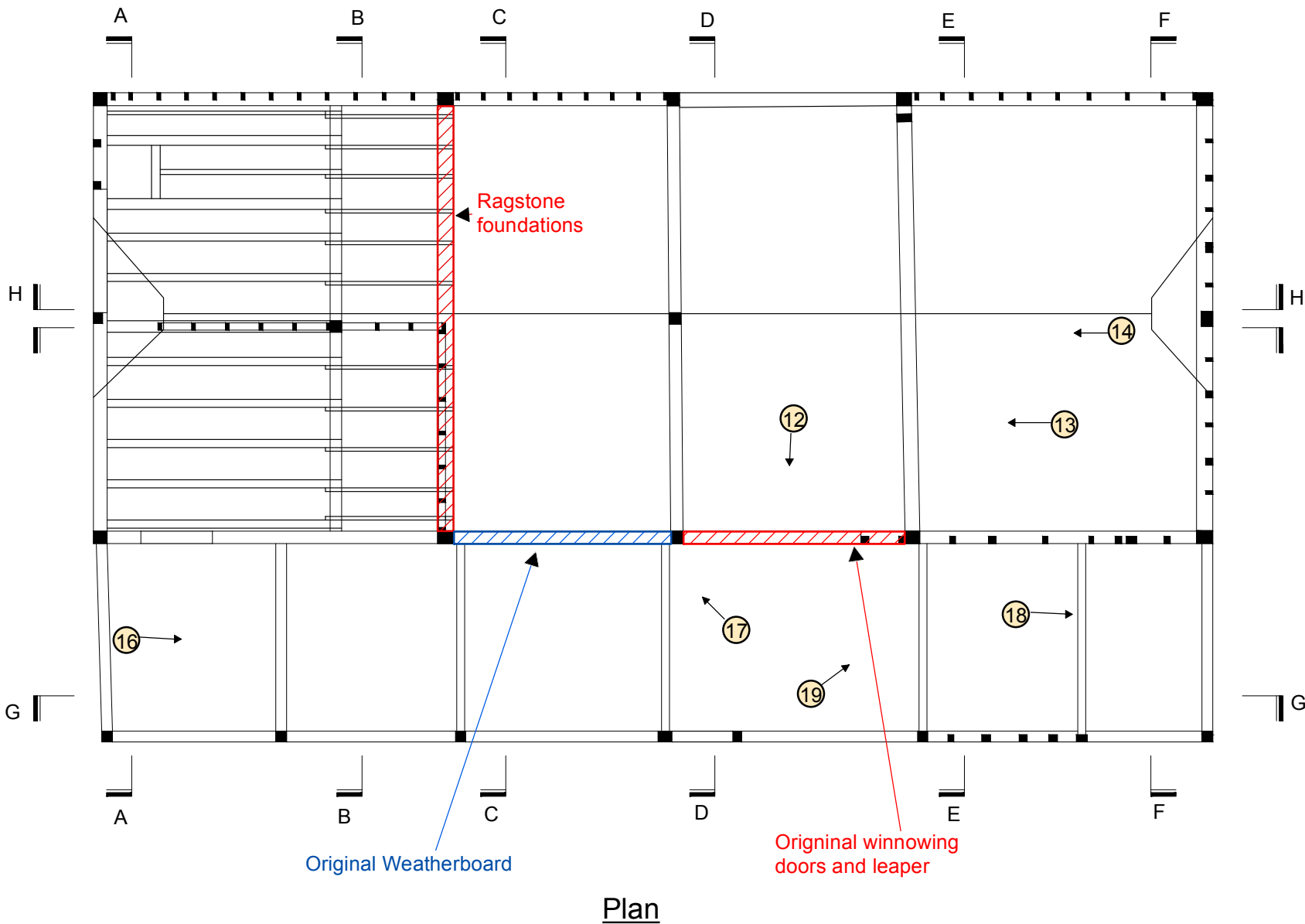
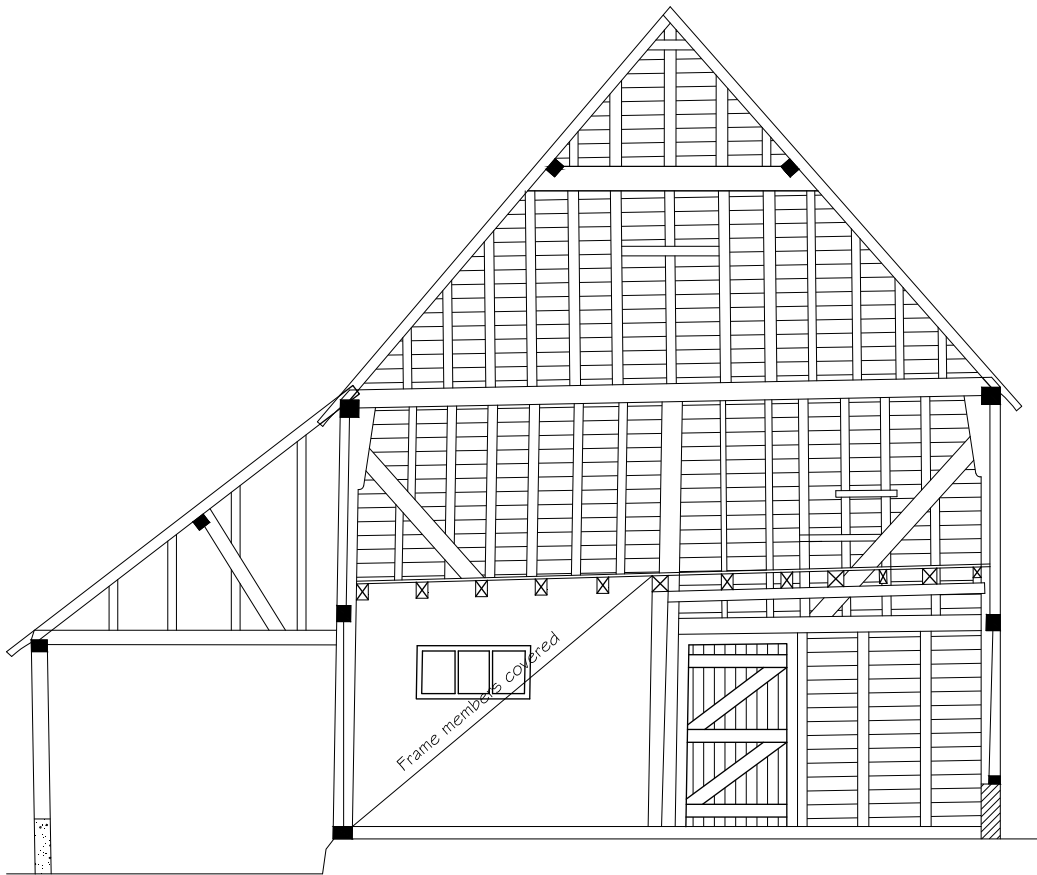


Figure 2: Existing Plan and Cross Section Locations

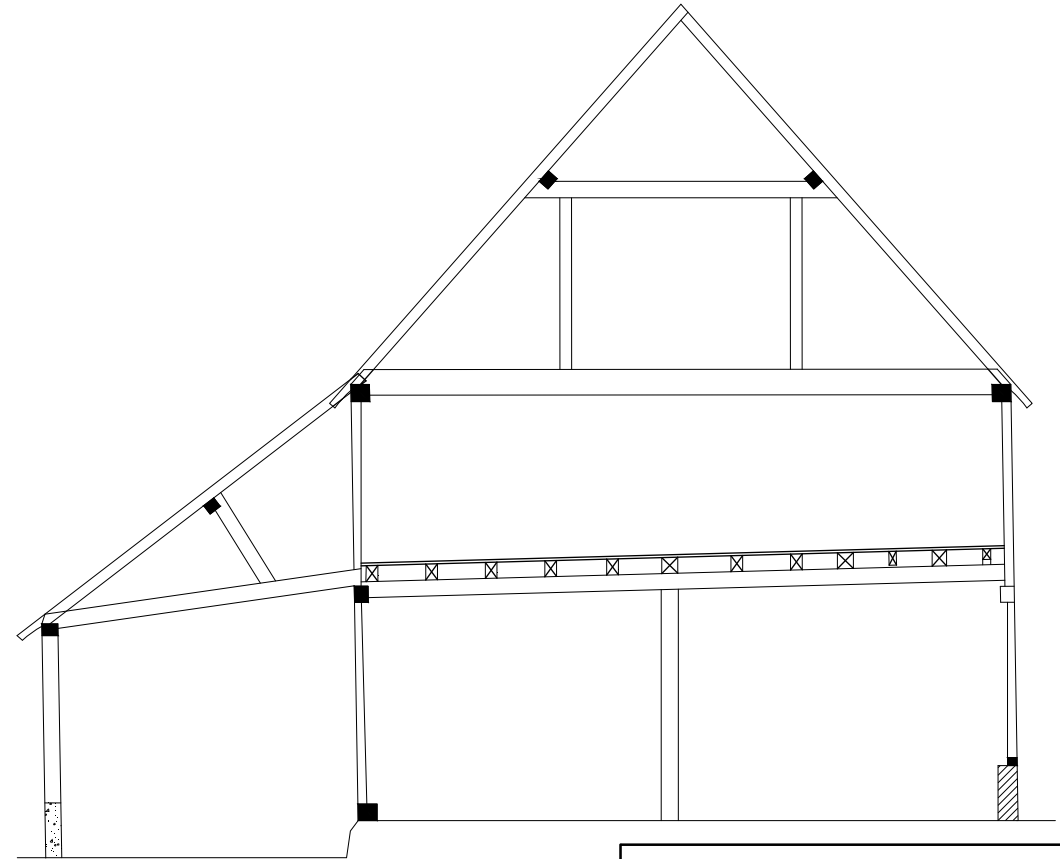
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Elevational Section A-A



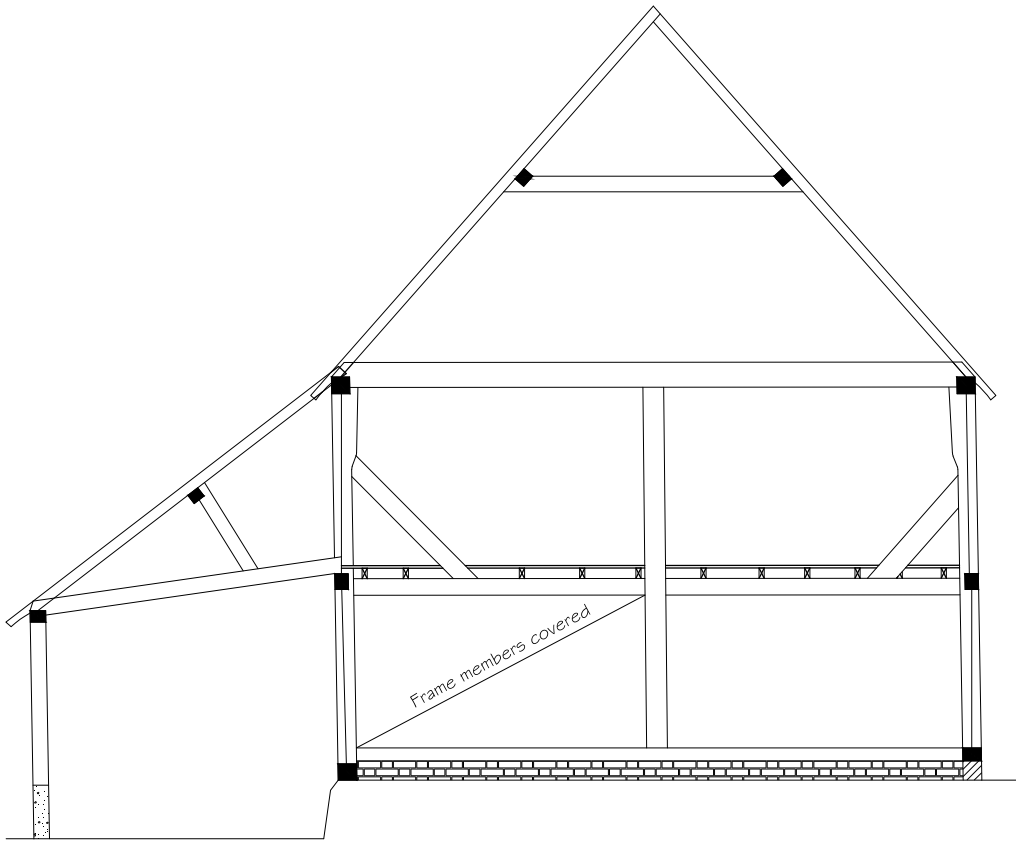
Elevational Section B-B

Figure 3: Existing Elevational Section AA & Section BB

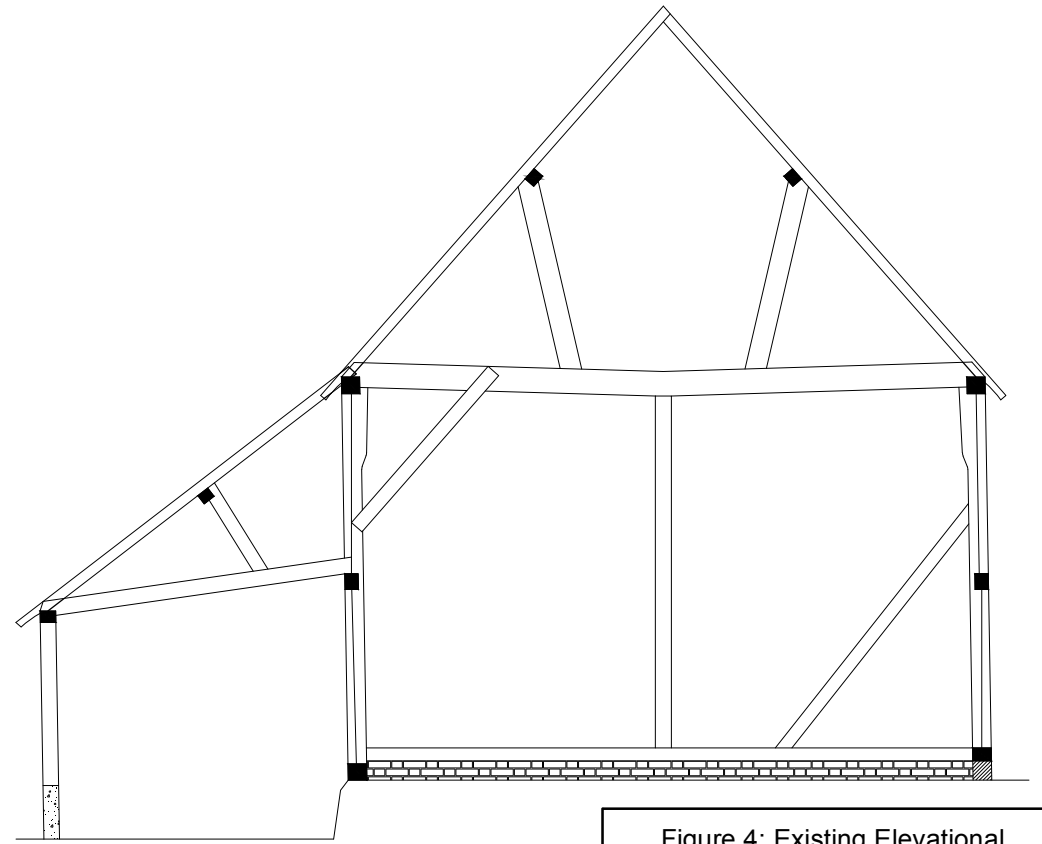
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Elevational Section C-C



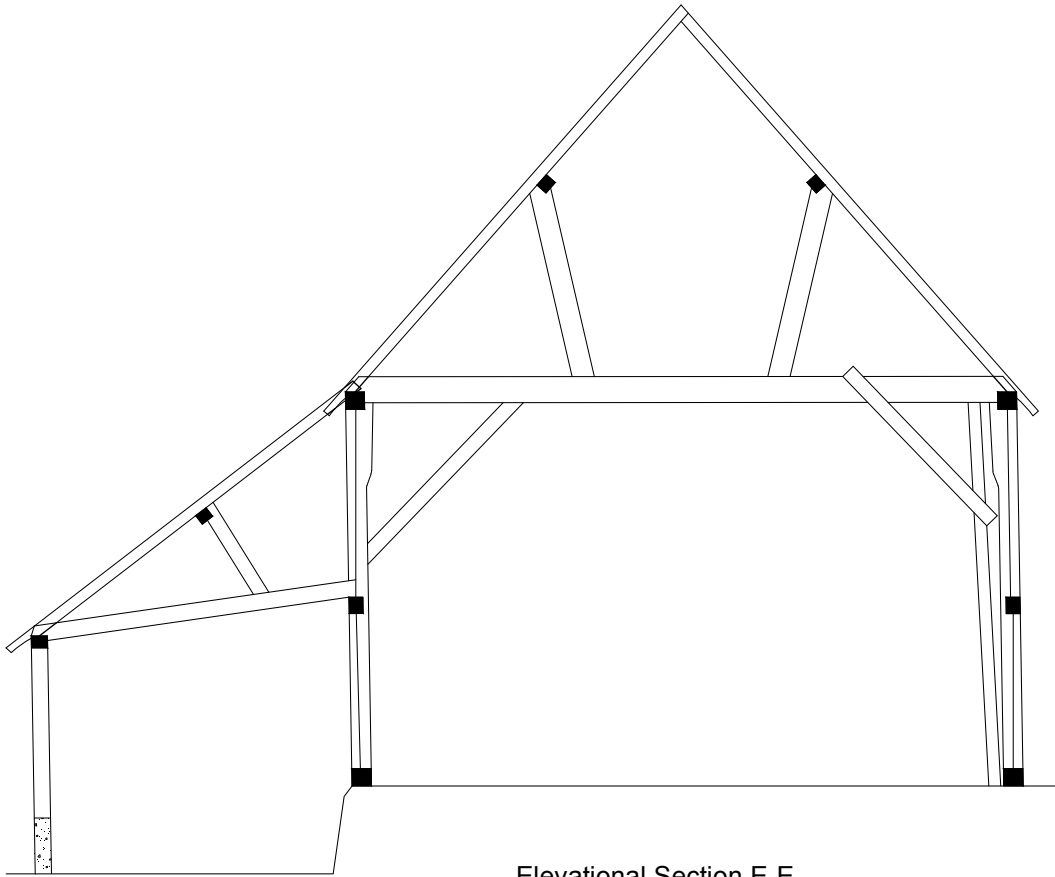
Elevational Section D-D

Figure 4: Existing Elevational
Section CC & Section DD

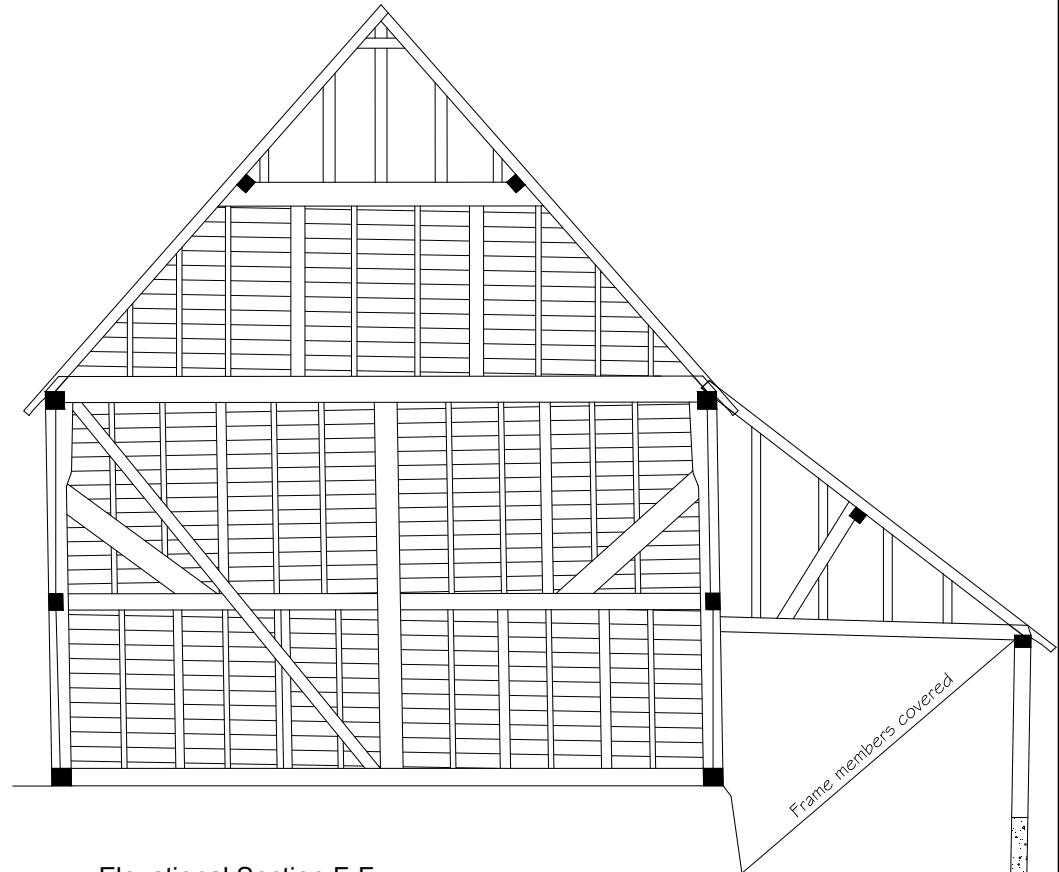
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Elevational Section E-E



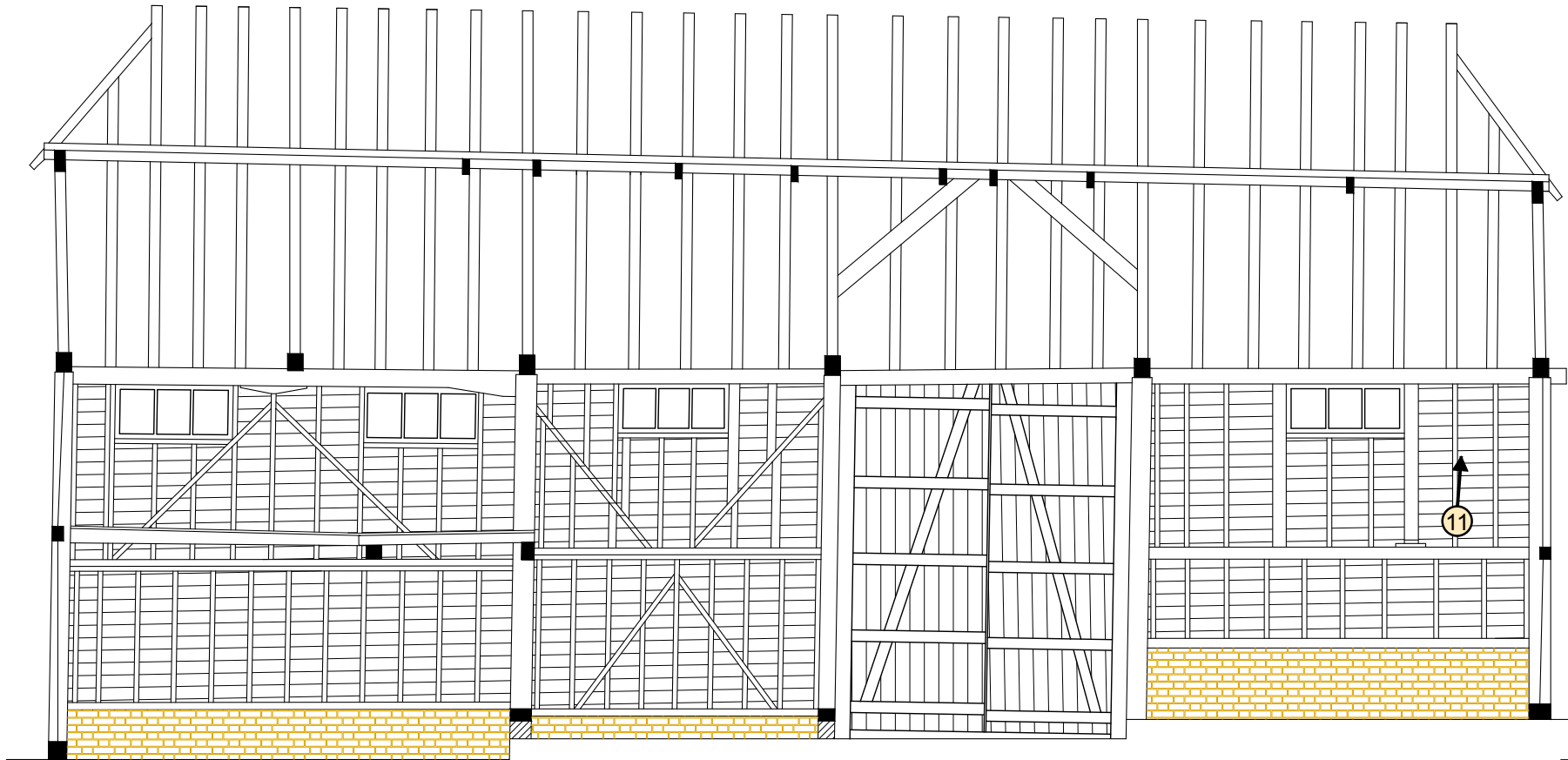
Elevational Section F-F

Figure 5: Existing Elevational Section EE & Section FF

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Elevational Section H-H

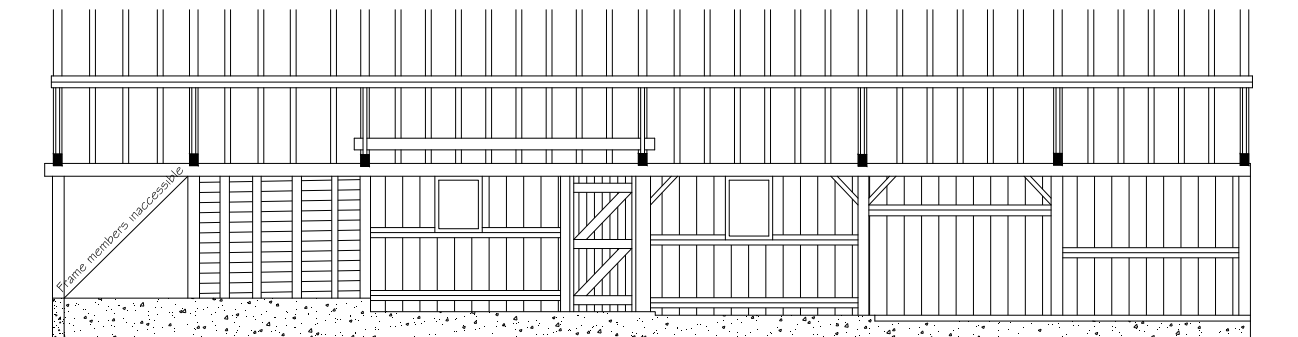
Photograph Location & Orientation

Figure 6: Existing Elevational Section GG & Section HH

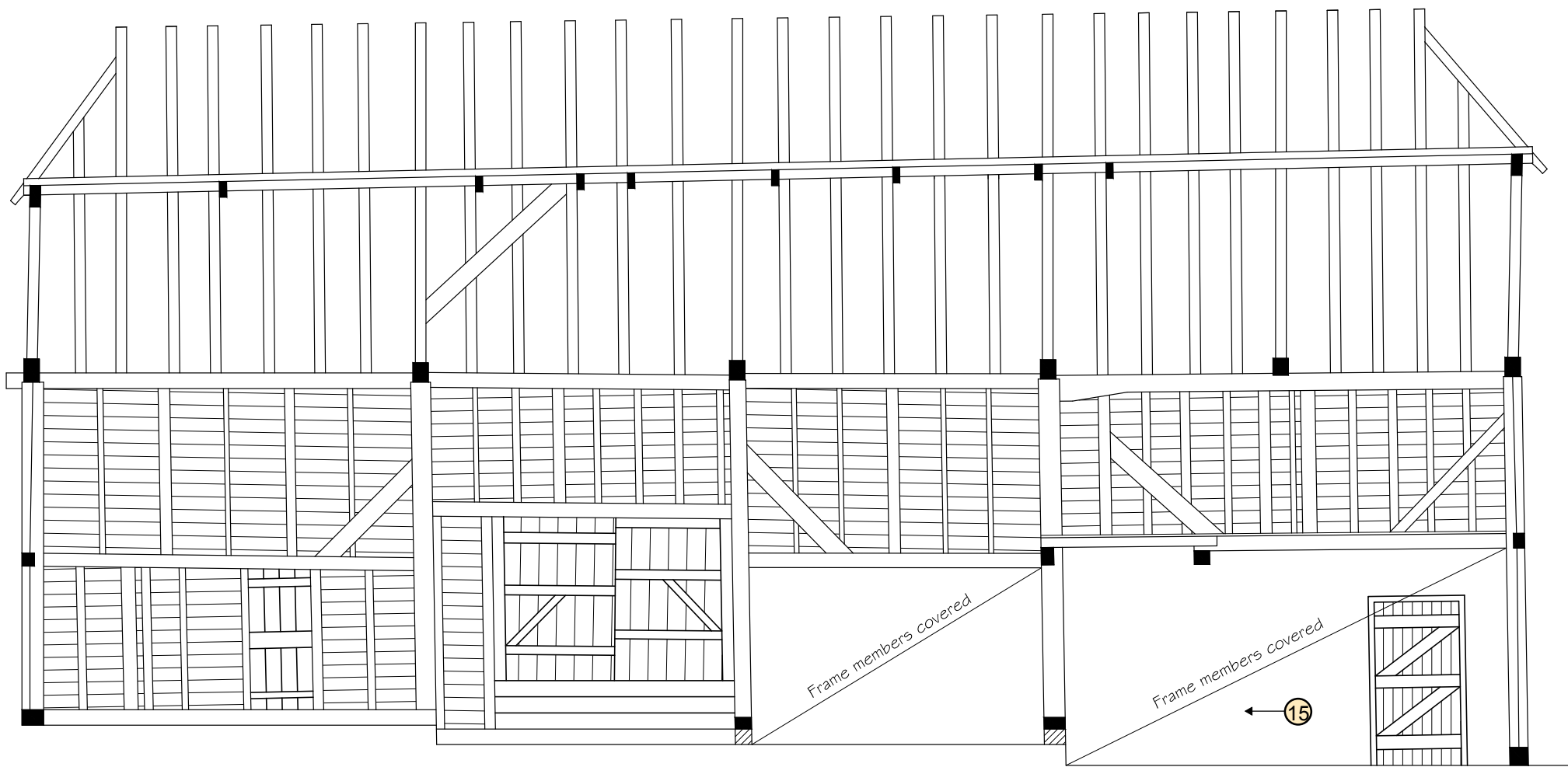
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Elevational Section G-G



Elevational Section J-J

Figure 7: Existing Elevational Section JJ

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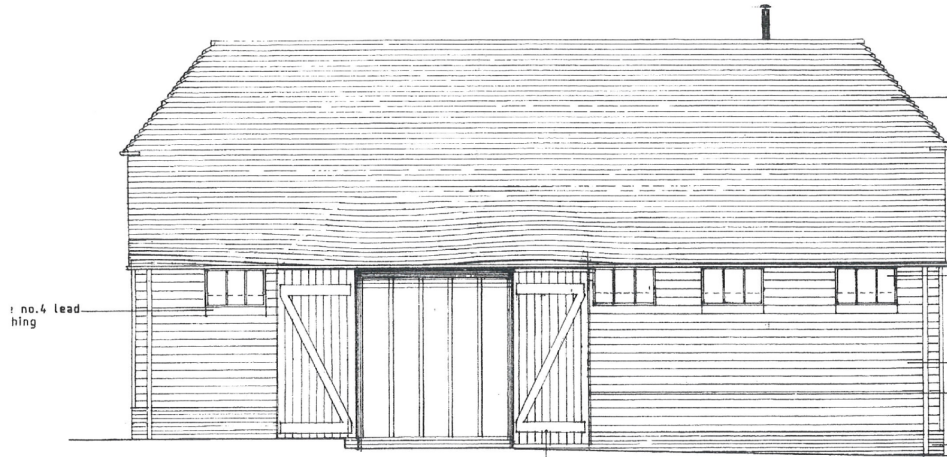
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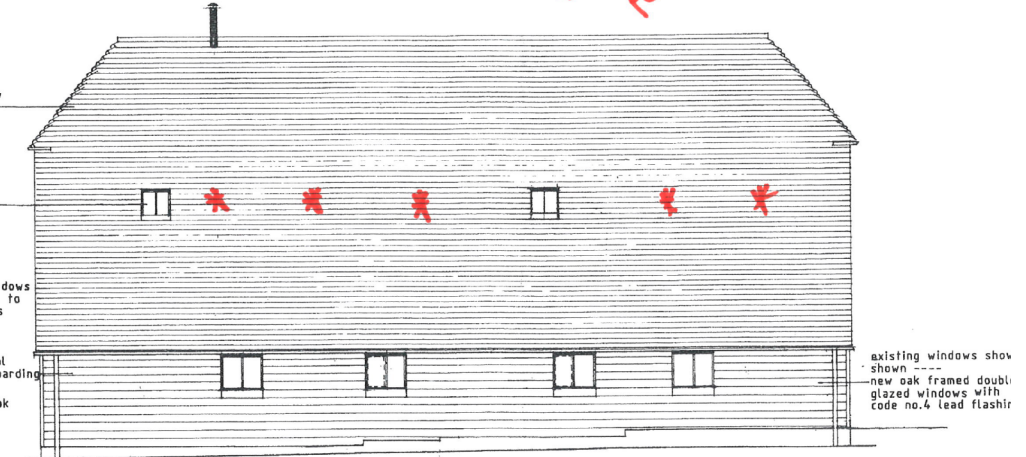
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* possible further velux!

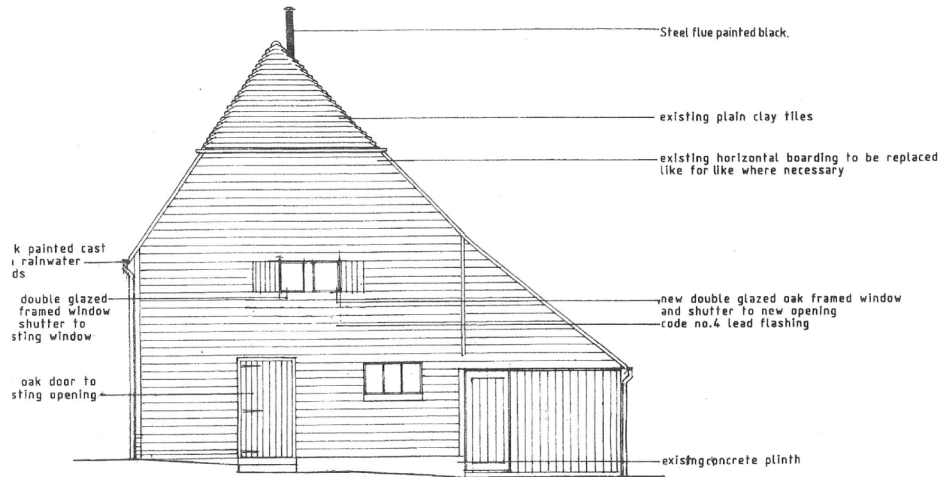


Proposed South Elevation

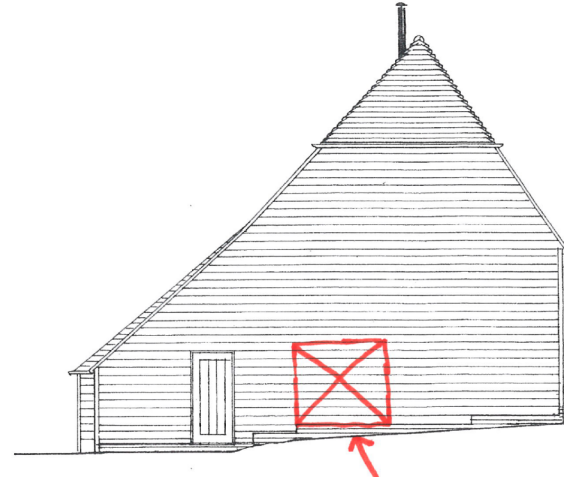


Proposed North Elevation

Doors retained so can be opened & fixed back. Glazed cartwheel screening to be set back 400mm.

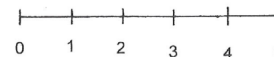


Proposed East Elevation



Proposed West Elevation

New doors.



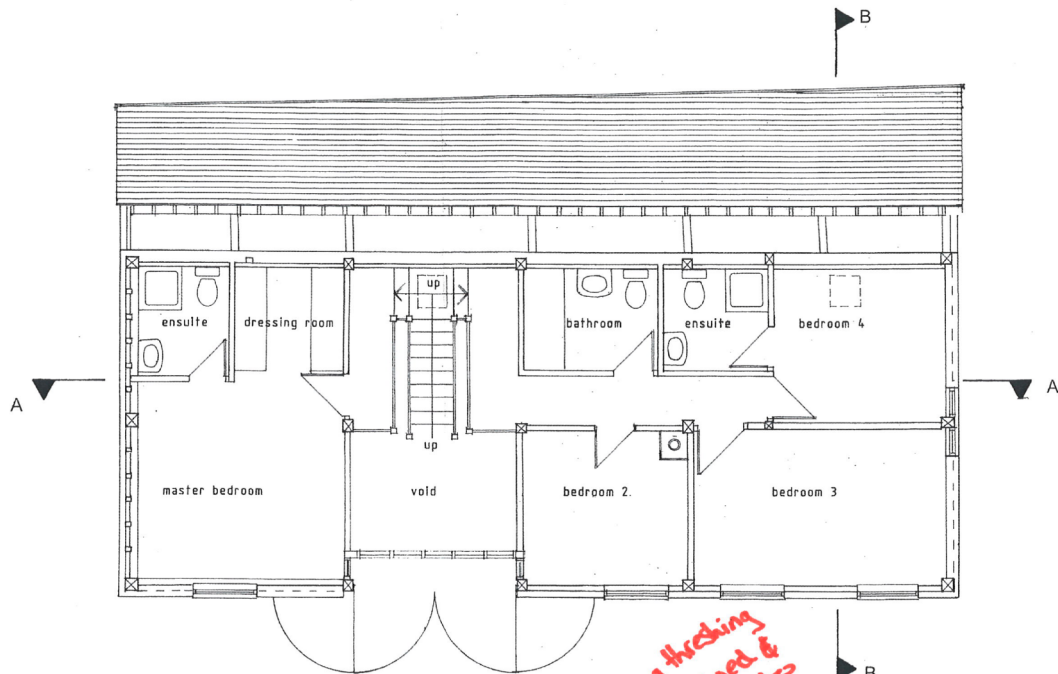
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Figure 8: Proposed Elevations

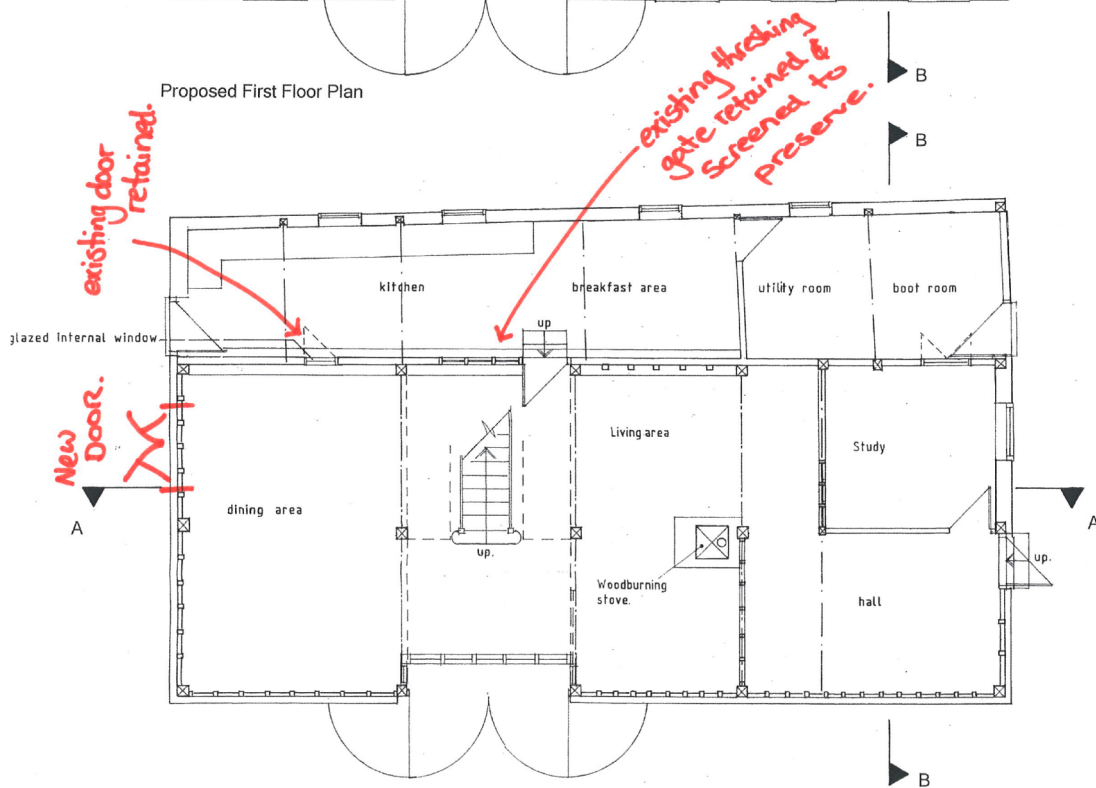
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Proposed First Floor Plan



Proposed Ground Floor Plan.

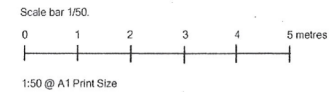


Figure 9: Proposed Plans

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AB Heritage Limited
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk