

4 - 6 LOWER STONE STREET, MAIDSTONE, KENT, ME15 6JN

HERITAGE STATEMENT



February 2013

COMPASS



ARCHAEOLOGY

4 - 6 LOWER STONE STREET, MAIDSTONE,
KENT, ME15 6JN

HERITAGE STATEMENT

SITE CODE: LSS13
NQ: TQ 76193 55598

Planning Application Reference: MA/13/0079; MA/13/0080

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Abstract

A Heritage Statement of 4-6 Lower Stone Street, Maidstone, Kent, was undertaken by Compass Archaeology in response to a request by the Council for further information in order to determine the application to convert the first and second-floors of the building into residential use. This Heritage Statement aimed to gain an understanding of the historical development of the building, plus any evidence for original features / the original floor-plan of the building, etc.

This came to the conclusion that the earliest part of the building consisted of the front block of rooms fronting onto Lower Stone Street, which were in residential use. It is difficult to ascertain the initial construction date of this - it was clearly there by the mid-18th century, although could easily date to a far earlier period, possibly mid-17th century. The probable floor-plan of this area can be understood, although there is very little evidence for the original western wall of the building, and it has been significantly altered in later years. Possible surviving heritage features from this original building include the front half of the roof-structure, the lower parts of the two chimneys, the moulded ceiling beam on the first-floor, and the dividing wall separating the two rooms on the second-floor.

The chronological order of the series of extensions / changes undertaken to the building after this is difficult to establish, and it is possible that some of the changes described may have been contemporary with each other. Nonetheless, later changes to the building include the western extension (consisting of three first-floor rooms with high ceilings, and probably constructed alongside the rebuilding of the northern chimney, the possible rebuilding of the western part of the original roof, and the insertion of the skylight); the construction of the rooms over the existing passageway to the south of the main part of the building; the addition of the frontage currently found on the building; and the addition of rooms to the south-west of the main building (which took place in two stages - the first may have just provided stairs / an entrance to the building at first-floor level; and the second added a second-floor and raised the floor-level in this area).

Later, post-1821, changes to the building can be more precisely dated using cartographic evidence. The first of these is the addition of the far western part of the building on the first-floor, which took place at some point between 1897 and 1908. The final change to the building was the addition of the flat-roofed building in the area of the previous yard, added at some point in the mid-later 20th century.

The building, therefore, has evidence for a number of different phases of its development. Some features relating to the original structure still survive, although the later changes made to the building mean that much information, particularly regarding the original floor-plan and the exact position of the western wall, is hard to ascertain.

Further work could help confirm the hypotheses raised in this report. It may, therefore, be a good idea for further investigation on the structure of the building to be carried out, possibly during development works (when parts of the fabric may be removed, revealing further features of interest, etc).

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1. Introduction

- 1.1** This report details the results of a heritage statement conducted on the first and second floors of 4 - 6 Lower Stone Street, Maidstone. This was carried out in response to a request by the Council for further information in order to determine the application to convert the first and second-floors of the building into residential use (Planning Ref: MA/13/0079 and MA/13/0080). This work will involve both internal and external alterations to the structure.
- 1.2** The first and second floors of this building are currently vacant (the ground-floor is in use as a shop, and will remain so), although they were previously in use as a restaurant.
- 1.3** The building is positioned on the western side of Lower Stone Street, just north of the junction with Palace Avenue. This is south of Maidstone Town Centre and the High Street, and to the east of the river. It is centred at TQ 76193 55598.
- 1.4** The building is listed as Grade II (Ref: 1266694), along with No.8 Lower Stone Street and Nos.2-6 Palace Avenue (this block of buildings are listed together). It also lies within a Conservation Area as designated by Maidstone Borough Council, and relating to the centre of Maidstone. Furthermore, it lies within close proximity to other listed buildings.
- 1.5** This Heritage Statement was undertaken in response to a request by the Maidstone Borough Planning Officer (Catherine Slade) and Conservation Officer (Michael Parkinson) for a Heritage Statement. In particular, it was recommended that this Heritage Statement should identify original features of interest and the layout of the building, to inform the proposed layout of the development.
- 1.6** The fieldwork was carried out by Compass Archaeology on the 19th and 20th February 2013, with a visit made to the Kent History and Library Centre on the 20th February.
- 1.7** This project was commissioned by Glen Ernest of GDM Architects, on behalf of the client, Adrian Standing of Juniper Property.



Fig.1: Site location, in relation to current OS map



Fig.2: Current site plan

2. Historical background to the site

2.1 The earliest available map of this area in any detail is Andrews, Drury, and Herbert's 'Map of Kent', dated to 1769. This depicts development in the centre of Maidstone, to the east of the river. Buildings are depicted in the area of 4-6 Lower Stone Street, positioned towards the southern part of Maidstone along the main north-south road. Maidstone, and the site itself, is depicted in a similar way on Hasted's 1778 Map and the 1801 Mudge Map. All of these maps are small-scale, so do not provide any information about the possible form of the building at this date, but do suggest that it existed by at least the mid-late 18th century.



Fig.3: Hasted's 1778 Map of Maidstone

2.2 The first detailed map of the site is Brown and Son's 1821 'A Map of the Town of Maidstone in the County of Kent'. The building is depicted just to the south of the River Len which crosses the street, within a row of buildings fronting onto the western side of the street. It is depicted as an L-shaped building, connected to the building to the north of it, and with a narrow passageway to the south of it (connecting the street to a yard at the rear).



Fig.4: A Map of the Town of Maidstone in the County of Kent, 1821

2.3 The next detailed map of the site is the 1844 Tithe Map ('Plan of the Town of Maidstone in the Parish of Maidstone in the County of Kent'). The building is depicted as consisting of two separate parts - the southern part is labelled '2338' (unfortunately this number could not be located on the accompanying apportionment) and is depicted as an L-shaped building, with the passageway connecting the street to the yard at the rear (both present today). The northern part of the building consists of a far larger block (both longer and wider), clearly connected to the buildings which now stand to the north of this one (e.g. No.2 Lower Stone Street). No indication of any internal divisions between this building and those to the north are visible, although the area of No.6 Lower Stone Street does appear to be slightly shorter than that to the north. The open space behind these buildings, labelled '2339' is described as 'House and Garden', occupied by Thomas W. Collard.

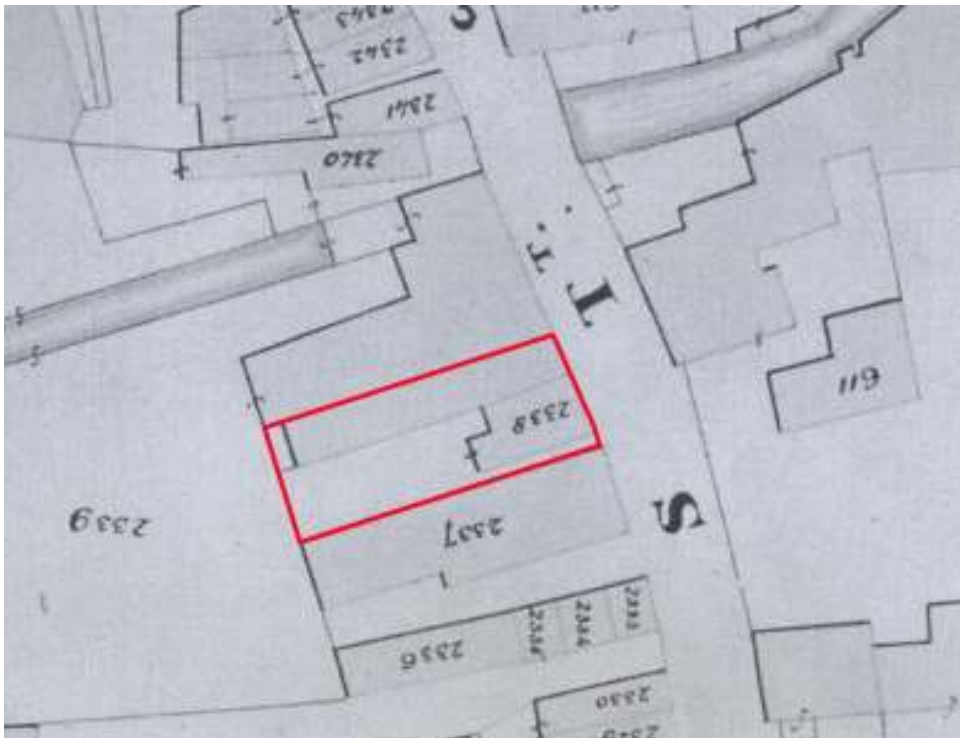


Fig.5: 1844 Tithe Map of Maidstone

2.4 The 1867 Maidstone Town Plan depicts the building in broadly the same way - consisting of the southern 'L-shaped' part, and the northern longer part, connected to the buildings to the north and with no obvious internal divisions between them. The passageway to the south of the buildings has been partially 'filled in'. There also appears to be a wall (or something similar) dividing the rear yard into two, with another wall enclosing the small area of yard at the end of the long northern building.



Fig.6: 1867
Maidstone
Town Plan

2.5 The First Edition 25inch OS Map, 1858-73, depicts the site in exactly the same way as the 1867 Maidstone Town Plan - the southern 'L-shaped' building, the partially infilled passageway, the rear yard divided into two, and the longer northern section connected to the buildings to the north.



Fig.7: *First Edition 25inch OS
Map, 1858-73*

2.6 Stevens' 1882 'Directory of Maidstone' states that Nos.6+4 Lower Stone Street are owned and occupied by a Mrs M. Stacey. There is no indication, at this date, of the buildings being used for commercial or industrial purposes.

- 2.7 The Second Edition OS Map, 1897, is the first to depict a division between the northern part of this building and the buildings to the north. This building is, however, still depicted in broadly the same way, with the longer northern section and the 'L-shaped' southern part. There is an indication of a small building within the south-western part of the yard, and the area of the passageway appears to be more clearly delineated.



Fig.8: 1897 OS Map

- 2.8 The 1903 'Kent Messenger Directory of Maidstone' says that Nos.4+6 Lower Stone Street are owned and occupied by John Froud and Sons - dairymen, florists, and fruiterers. The same entry is given in the 1917-8 Directory. This suggests that part of this building may have been used for commercial purposes at this date.
- 2.9 The only change to the building depicted on the 1908 OS Map is the extension of the long northern building to the west, such that the area of the small yard at the end of the building is infilled and becomes a building.



Fig.9: 1908 OS Map

2.10 The 1912 Goad Insurance Plans depict this small western extension more clearly, labelling it a 2-storey 'garage'. The rest of the long northern range is described as 2.5-storeys, and the section at the front as 3-storeys, and labelled 'Lath-and-Plaster'. The area over the passageway to the south is also clearly depicted, and in a way to indicate that there was a passageway underneath it. The section coloured yellow depicts a wooden construction. This is also the first map to depict 'Palace Avenue' to the south of the site, which has caused some changes to the arrangement of buildings to the west of the site. It also indicates the loss of the small building within the yard.



Fig.10: 1912 Goad Insurance Plan

2.11 The 1930-31 'Kent Messenger Directory of Maidstone' says that No.6 Lower Stone Street was owned and occupied by J. Tomlin and Son, furniture warehouse; and Ernest Fletcher. This suggests that the building may have been part-commercial and part-residential at this date.

2.12 The 1933 OS Map depicts the building in broadly the same way as the 1912 Goad Insurance Plan. Interestingly, there is no indication of any structure over the passageway to the south of the buildings - this is presumably a cartographic error.



Fig.11: 1933 OS Map

3. Objectives and scope of the heritage statement

3.1 This Heritage Statement is being undertaken to gain a greater historical understanding of the building, before their alteration and change of use. In particular, Maidstone Borough Council have highlighted the following things to be considered:

- The history of the building and its evolution over time
- The building's architectural and/or historic significance
- The building's importance in the context of its setting
- Identify original features of interest
- Identify the original layout of the building

3.2 This Heritage Statement, in particular, is designed to inform the proposed layout of the refurbishment, in an attempt to respect the original layout of the building and not cause the loss of original features, etc.

4. Methodology

4.1 General

All work was undertaken by persons with expertise in historic building recording and analysis, and the project was overseen by a full Member of the Institute for Archaeologists.

The work followed the Institute for Archaeologists' 'Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2008)', and the guidelines in English Heritage's 2006 'Understanding Historic Buildings. A Guide to Good Recording Practice'.

Relevant Health and Safety guidelines were followed throughout the project. All members of staff have CSCS Cards.

4.2 Documentary Research

A documentary search was undertaken at Kent History and Library Centre. This included consideration of cartographic evidence, pictorial evidence, trade directories, etc. Any information held by the project team was also thoroughly examined, and information from the internet utilised.

4.3 Field Investigation

Field investigation consisted of a walk-over survey, involving direct observation and analysis of the building in order to ascertain what information this provides about origin, form, function, date, development, etc.

The investigation included a visual examination of the building's external and internal fabric, with particular attention to stratigraphic relationships, materials, dimensions, methods of construction, joinery, fenestration, architectural styles, plan elements, decorative schemes, fixtures and fittings, and other details that help to date the building or its various stages of evolution. The objective has been to break the building down into a series of intelligible phases of architectural development, and to record the surviving original architectural aspects of the building whilst also noting any changes that have taken place since its construction.

4.4 Survey and drawings

Plans and elevations provided by the client were utilised during the production of the Heritage Statement.

4.5 Photography

Photography consisted of views both of the site in general and specific parts of the building. Both exterior and internal shots were taken. Photographs of particular features (fittings, fixtures, original features, any evidence of the various phases) were also made. A scale was used in these photographs where necessary / helpful. The photography was undertaken using a digital camera, producing both 'RAW' and 'Jpeg' images, in colour and, where appropriate, black-and-white.

A comprehensive photographic record, noting what each photograph was of, where it was taken, and from what direction, was made throughout the fieldwork.

4.6 The written account and archiving

Following the completion of the fieldwork, this written report was compiled.

A copy of the full archive (drawings, photographs, correspondence, and the full report) will be deposited in Maidstone Museum.

5. The Heritage Statement

The following text, plus photographs, maps, and illustrations, discusses each of the phases of the building in turn. They are discussed in chronological order of construction, as far as this can be understood. Discussion considers evidence for their original construction and original features, alongside consideration of later changes made to the building. Reference will be made to cartographic and documentary sources where relevant.

The two floor-plans (fig.12) have been numbered, by room. These numbers are used throughout the report. The diagram below (fig.13) depicts a simplified version of the phasing of the building, and should be considered throughout.

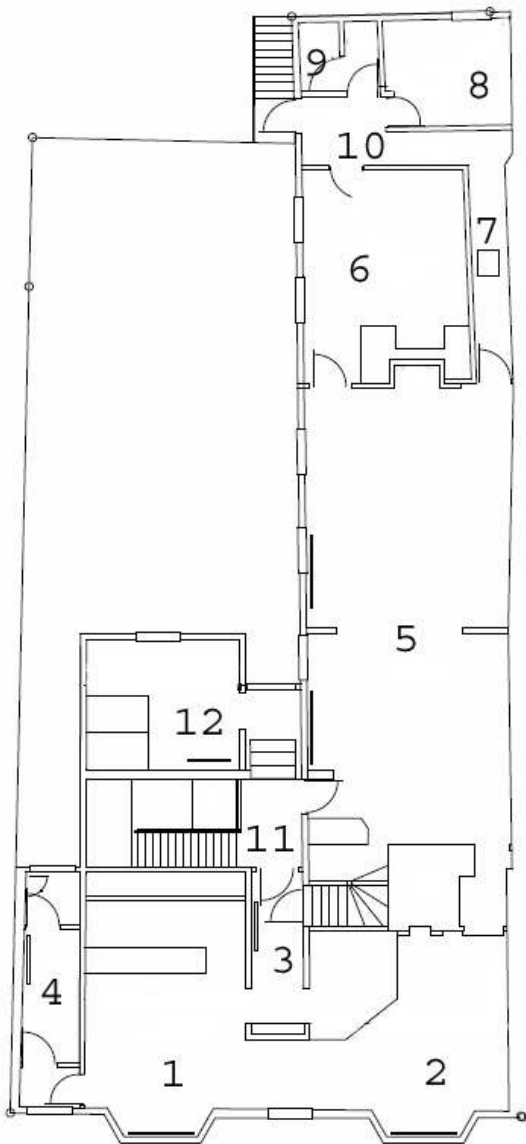
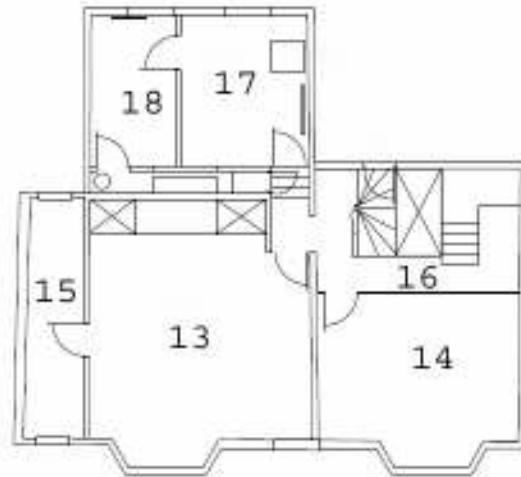


Fig.12: *First and second floor-plans, with rooms numbered (used throughout this report)*



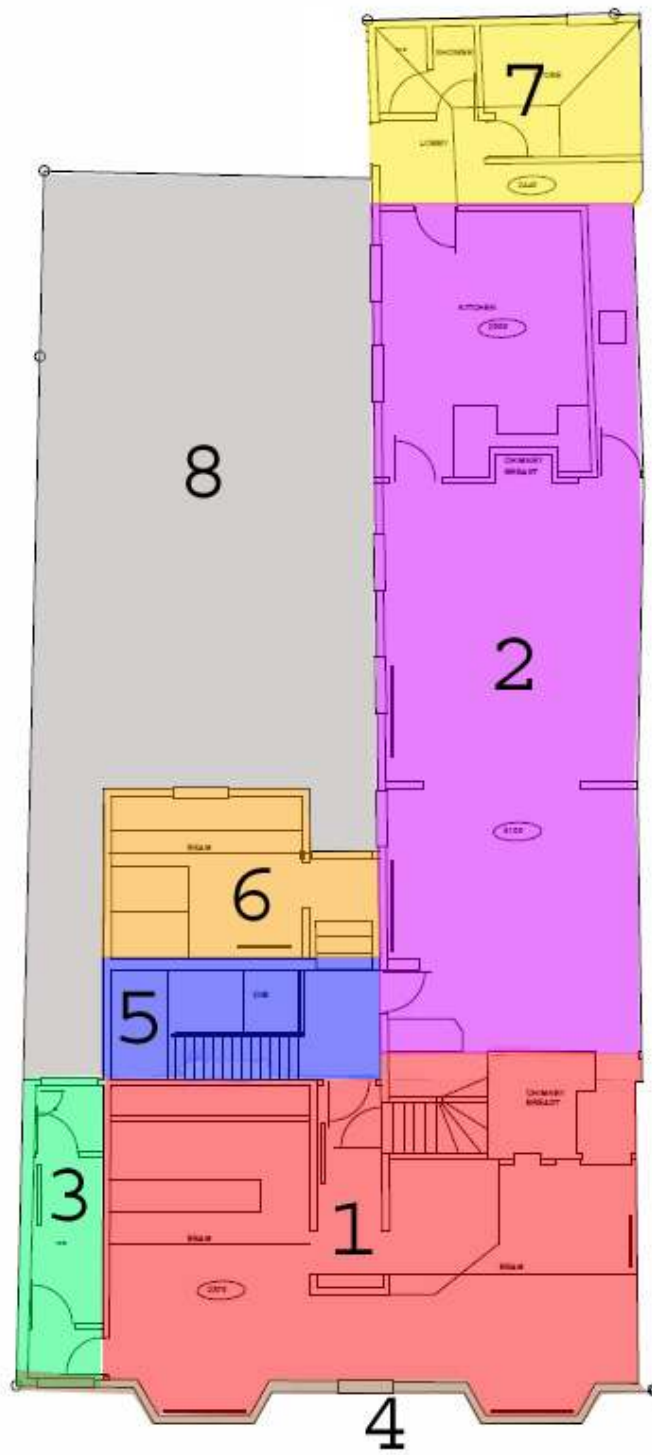
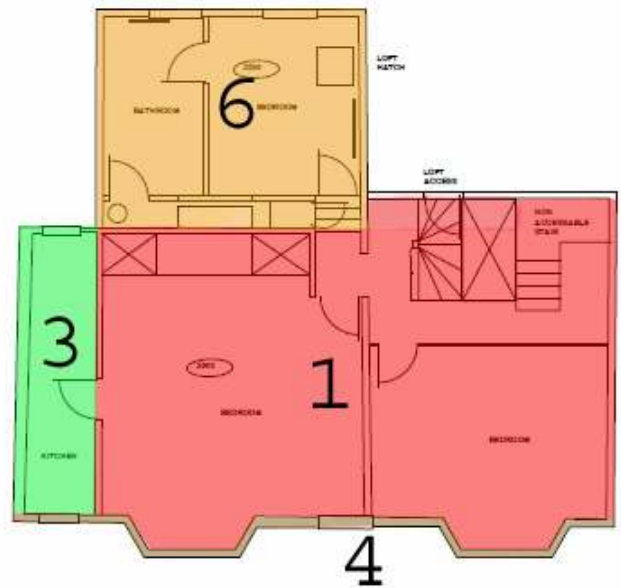


Fig.13: Plan showing the phased development of the building



5.1 Phase 1: The original building?

5.1.1 There is no evidence concerning the original date of construction of the building. The earliest available map (1769) depicts buildings in this area. However, the brickwork and style of the building suggest an earlier date, possibly 17th century.

5.1.2 It seems most likely that the area of the original building broadly covered the front block of the building fronting onto Lower Stone Street, at the ground, first, and second floor level (rooms 1, 2, 3, 13, and 14 - see fig.13). This would give overall dimensions of the building of c.5m east-west, by c.10.5m north-south. It seems likely that it would have originally been three-storeys in height. It is a timber box-framed building, with a double-hipped roof, and lath-and-plaster infill of the framing.



Fig.14: Photo of room 2, looking south-east



Fig.15: *Photo of room 13, looking south-west*



Fig.16: *Photo of room 14, looking south-east*

5.1.3 It was tricky to fully ascertain where the original back (western) wall of the property was. It would appear that there was some original limewashed brickwork towards the rear of both the northern and southern chimneys. It is possible that this may have formed part of the external western wall of the property, although the adjacent timber walls seem to have been rebuilt.



Fig.17: Photo of southern chimney. The lower section consists of limewashed brickwork, with the upper section clearly having been rebuilt and stepped further back to the west (see discussion in section 5.5)



Fig.18: Photo showing the small section of limewashed brickwork in the northern chimney, possibly on the line of the original exterior wall (taken within the roofspace of the later western extension)

- 5.1.4** Analysis of a photograph of the brickwork in the lower part of the northern chimney by a brick expert has suggested that it could date from between *c.*1500 and the later 17th century (pers. comm. Sue Pringle). This could push the date of the original building back from the 18th century date the listing suggests, at least into the 17th century.
- 5.1.5** The roof over this original building is timber and double-hipped. It is a simple construction, with common rafters adjoining the ridge board at the apex of the roof. The front (eastern) pitch measures 3.4m in width (east-west), the central beam is then 0.3m wide, with the rear (western) pitch also being *c.*3.4m in width. This is probably the original roof, although it is possible that the rear (western) part has been rebuilt (see discussion in section 5.2).



Fig.19: *Photo of the double-hipped roof over the original part of the building*

5.1.6 The remains of two chimneys facilitating, in total, three fireplaces, were observed in this part of the original building - in rooms 1, 2, and 13. A fireplace was still extant in the western wall of rooms 2 and 13, although these were both more modern (possibly Victorian) replacements. The opening for the fireplace in room 1 was visible but had been incorporated within the area of the bar. It seems likely that there would have originally been a fireplace in room 14 (i.e. four fireplaces in total, one in each main room), but that the staircase / corridor / later partition, etc, has since removed it.



Fig.20: *Photo of fireplace in room 2, showing the large chimney (fireplace itself is probably 19th century)*



Fig.21: *Photo of fireplace opening in room 1*



Fig.22: *Photo of fireplace in room 13 (fireplace itself is probably 19th century)*

5.1.7 It is interesting to note that the chimney on the northern side of the building is far larger than that on the southern side. It is possible that this larger chimney may have been used for kitchens, or something similar.



Fig.23: *Photo showing the northern chimney, looking east*

5.1.8 The upper parts of both of these chimneys appear to have been replaced at some later date - this is obvious in the brickwork on the upper parts of both chimneys (see fig.23). Furthermore, the southern chimney has been 'kinked back', at its upper levels, to the west (see discussion in section 5.5) - it is believed that this must have taken place at a later date as it would have been illogical to have constructed it like this originally.

5.1.9 There was an indication, on the first-floor, of where the original east-west division between the two rooms (1 and 2) was. This took the form of a moulded ceiling beam, visible running east-west across the room to the north of the central window, and in the same position as the wall separating rooms 13 and 14 on the second-floor (it is therefore possible that this wall is the original one separating the two rooms on the second-floor). The underside of this beam had a series of mortices for closely-spaced vertical studs, although the present division across the room is clearly a later, possibly modern, reconstruction. It should also be noted that the moulding is very similar to one illustrated in Brown, 1986 (see fig.25), which is dated to the late 16th – early 17th century.



Fig.24: Photo of the moulded ceiling beam running east-west between rooms 1 and 2 (running left to right across the image)

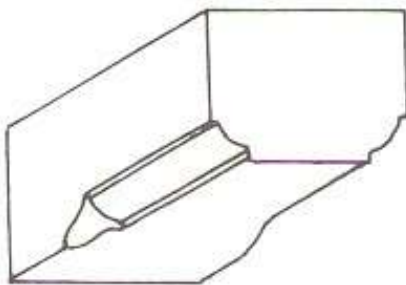


Fig.25: Diagram of moulded ceiling beam, dated to the late 16th – 17th century, from Brown, 1986, p.60

5.1.10 This would, however, have meant that the northern room was smaller than the southern one, with the southern room having two windows, in contrast to the northern room only having one. It is therefore possible that the central area (i.e. the area where the central window is) may have been used as a corridor or for stairs (particularly because it is unclear where the original stairs may have been), although there is no evidence to definitely prove this. It is also possible that the staircase would have been a winder staircase leading from the ground to first-floor, as there is from the first to second-floor, and that this may have been in the area of the present ground to first-floor staircase.

5.1.11 The ceilings in this area are all made of lath-and-plaster. This does not, however, appear to have been original, as it overlies older timbers with the imprint of lath-and-plaster on them.



Fig.26: Photo of lath-and-plaster ceiling in room 1, with imprint of possible earlier lath-and-plaster on timber underneath

5.1.12 It seems likely that these rooms were originally used as residential rooms, based on the size of the rooms, the existence of fireplaces within them, etc. It is possible that the ground-floor was in use as a shop, although this is not guaranteed - No.2 (the building next-door) was originally constructed entirely as a house (pers. comm. Mike Parkinson). Furthermore, the apparent lack of evidence for any external stairs may imply that the building was originally constructed entirely as a house, with internal stairs leading directly up from the ground-floor.

5.1.13 The winder staircase leading from the first to the second-floor may be original, or at least in their original position. Many houses of this date had staircases positioned jutting just outside of the back wall of the building, and often beside chimneys.



Fig.27: Photo of the top of the winder staircase leading from the first to the second-floor

5.1.14 A number of the other features within this area of the building are probably later in date. This includes the timber-arrangement surrounding the entrance-way on the first-floor - this is made up of bits of reused timber and is presumably a decorative feature. Furthermore, the walls in this area (the two under the timber struts, and that running east-west to the south of these) are believed to be of quite recent construction. Other features relating to the building's use as a restaurant (from the 1980s) were observed in these rooms, including a stage in room 2 and a bar in room 1.



Fig.28: Photo of pieces of reused timber in the entrance to rooms 1 and 2

5.2 Phase 2: Extension to the west?

- 5.2.1 The earliest detailed cartographic evidence for this building (the 1821 Map) depicts the northern part of the building as extending to the west, up to the end of rooms 6/7 (encompassing rooms 5, 6, and 7). This therefore proves that the western extension must have taken place by at least the early-19th century, although does not provide any further information about when this may have taken place.
- 5.2.2 This extension measures 16.4m in length (east-west) by 5.08m in width (north-south). It currently consists of rooms 5, 6, and 7, although is believed to have probably originally consisted of three relatively equally-sized rooms (i.e. rooms 6 and 7 being one, and room 5 being divided into two).



Fig.29: Photo showing the western extension (the long range, with chimney at this end), looking north-east



Fig.30: General photo of room 5, within the western extension, looking east

5.2.3 The evidence for this being an extension, later in date than the original building, is partly based on the different ceiling heights of this area (see discussion below), the differing levels of the roof construction, and the suggestion that external brickwork was observed in the chimneys (see discussion above). Although there is no evidence for any original external wall in the roof-space between the area of the original building and this extension, this is probably because this area had been rebuilt, as is supported by the fact that the upper part of the southern chimney had clearly been rebuilt (see fig.23). Furthermore, it is possible that the rear (western) part of the roof in the original part of the building was also rebuilt at a later date, possibly when this extension was added, as the timbers either side of the central valley are attached to this central beam in a different way (those to the west are simply attached to the top of the beam, and those to the east are more securely clasping the upper edge).



Fig.31: Photo of the roof timbers over the original part of the building, showing how the rafters in the rear (western) part are attached to the central beam differently from those in the front (eastern) part

5.2.4 The ceiling height in this area is far higher than that in the earliest front part of the building (3.15m floor to ceiling height, in comparison with *c.*2.4m in the front rooms). Although that in rooms 6/7 is lower (2.55m floor to ceiling), examination through the trapdoor in the roof of ceiling of room 7 showed the existence of an earlier higher ceiling in this area (0.6m higher - making it the same height as that in room 5). The lower ceiling in rooms 6/7 is therefore a later addition, and evidently quite modern.



Fig.32: Photo through the ceiling of room 7, showing the original higher ceiling

5.2.5 The roof structure of this extension is also different from that in the original part of the building. It is a timber single-pitched roof, with the common rafters being strengthened at their upper level by horizontal collars.



Fig.33: Photo of the roof-structure in the western extension, looking west

5.2.6 It is unclear how many rooms this area would once have consisted of. The division between room 5 and 6/7 is original (c.5.2m from the western end), as this wall was observed running up into the roof-space, and because it includes a back-to-back fireplace. It seems likely that room 5 would also have once been two rooms, particularly because of the existence of two fireplaces in this room. It is possible that the room was divided along the line of the partial-partition which currently exists (c.5.9m from the wall between room 5 and 6/7), particularly because the moulded cornice around the ceiling stops, and is different, in these two areas. This is not, however, definitive evidence (it is possible that this decoration may have been added later), particularly because the wall-line is positioned very close to one of the windows, which seems somewhat unusual. Nonetheless, it seems likely that this western extension originally consisted of three rooms.



Fig.34: Photo of room 5, looking west, and showing the partition



Fig.35: Photos showing the two different moulded cornices around the ceiling of room 5 (eastern to the left, western to the right)

5.2.7 Three fireplaces, in total, were observed in this western extension. One was the back of that observed in room 2, positioned at the eastern end of room 5 and associated with the very large chimney (with a fireplace still extant, although this is a later 19th century replacement). There was another fireplace opening at the western end of room 5, with an opposing one on the eastern wall of room 6. These two must have been added at the same time as the extension was built, and the one on the eastern wall of room 5 simply built into the older chimney-stack.



Fig.36: Photo of the extant fireplace at the eastern end of room 5



Fig.37: Photo of the fireplace opening in the western end of room 5



Fig.38: *Photo of the fireplace opening in room 6*

5.2.8 The windows in this western extension are all the same sash type, with modern imitation shuttering, etc. Two of these are positioned in the western part of room 5, and one in the eastern part. It is possible that there may have originally been two windows in the eastern part, if the area around room 11, etc, was constructed at a later date. Nonetheless, the position of the windows in this western extension may retain their original positioning, although the actual windows and their fittings may have been inserted at a later date.



Fig.39: *Photo of windows in room 5*

5.2.9 The subdivision between room 6 and 7, separating what was the kitchens (room 6) from the corridor (room 7) is not original. It was evidently inserted at the same time as the lower ceiling, as it does not stretch up to the original higher ceiling, and was presumably associated with a change in use of these rooms. There are a number of modern fixtures and fittings in rooms 6 and 7, associated with the modern use of these rooms as a kitchen and corridor (probably from the 1980s, when it became a restaurant). Furthermore, the opening through from room 5 to room 7 is later, as has been obviously cut through - this must have taken place when the partition between rooms 6 and 7 was inserted.



Fig.40: *Photo of room 6, showing the modern fixtures and fittings*

5.2.10 It is possible that, associated with this western extension, was the insertion of the skylight above the stairs from first to second-floor. It would seem sensible for a skylight to be added when the building was being extended to the west, because of the need for additional light at this time. The skylight is made of lath-and-plaster attached to a series of vertical posts and was visible in the roof-space - there was no indication that the roof had been truncated / cut-away by the insertion of the skylight, however this would make sense if the rear (western) part of the roof over the original building has been rebuilt, as suggested above. It may also have been at this date when the partition separating room 14 from the landing (room 16) was inserted.



Fig.41: *Photo looking up at the skylight*

Fig.42: *Photo of the lathe-and-plaster skylight, in the roof-space*

5.3 Phase 3: The rooms over the passageway?

5.3.1 Cartographic evidence suggests that the rooms over the passageway at the southern part of the building (rooms 4 and 15) may have been constructed at some point between 1844 (the Tithe Map) and 1867 (the Town Plan). This cannot, however, be definitively trusted as, for example, these rooms are not depicted on the 1933 OS Map when they certainly existed.

5.3.2 Nonetheless, it is clear that these rooms were constructed at a later date than the original building itself. This is particularly obvious in the roof, where the arrangement of roof timbers over rooms 13 and 14 (the original part of the building) stops, and a different arrangement of roof timbers exists over room 15. The roof timbers over room 15 are laid on timbers which are lain directly over the laths of the roof timbers in the original part of the building, showing that the roof in this area is later in date than that over rooms 13 and 14.



Fig.43: Photo of the roof of the junction between the rooms over the passageway and the original part of the building. The roof of the rooms over the passageway (left of frame) overlies the laths of the roof over the original building (right of frame)

5.3.3 Furthermore, the existence of these rooms in the area of this passageway make the building un-symmetrical. This is particularly obvious from the front exterior of the building. An indication of a line on the outside of the building in this position, representing the original corner of the building, was also observed (fig.44). It therefore seems very unlikely that this part of the building would have been constructed alongside the original building.



Fig.44: *Photo (with enhanced contrast) showing the line on the exterior front wall between the original part of the building and the rooms above the passageway*

5.3.3 The rooms in this area measure *c.*5.15m east-west by 1.4m north-south. They only exist on the first and second floors, with a passageway running under them on the ground-floor.



Fig.45: *Photo of rooms over the passageway, looking east*

- 5.3.5** These rooms have a slightly more sloping floor than those to the north, and slightly different floor to ceiling levels (on the first-floor: 2.44m in room 4 in comparison to 2.39m in room 1; on the second-floor: 1.95m in room 15 and 2.01m in room 13) - this may be accounted for by a slightly higher ceiling level on the first-floor (making a slightly lower floor level for the second-floor). Further evidence for these rooms being later in date than the original building consists of the fact that the ceiling beam observed running north-south across room 1 was not visible in these rooms.
- 5.3.6** The windows in this area are slightly different from those in the original part of the building, with different catches and glazing-bars.



Fig.46: Photos of room 4 (the rooms over the passageway on the first-floor), looking west and east



Fig.47: Photos of room 15 (the rooms over the passageway on the second-floor), looking west and east

5.4 Phase 4: A new frontage?

- 5.4.1 It seems possible that the frontage of the building, fronting onto Lower Stone Street, is later than the core of the building itself. This is partly based on the general style of the frontage, which seems to be 18th century, in comparison with parts of the interior (particularly the front rooms), which may be more 17th century in date.
- 5.4.2 The whole of the frontage has been plastered. It has a modillion cornice running along the top of the frontage, plus a panelled parapet above this. The windows have moulded architraves above them, and the central window has a pediment over the top of it.
- 5.4.3 There are two bay-windows in the eastern walls on both the first and second-floors. It seems likely that these were added alongside the frontage itself.



Fig.48: Photo of the frontage of the building, looking north-west



Fig.49: Photo of the frontage of the building, looking south-west



Fig.50: Photo of the frontage of the building, looking west



Fig.51: Photo of bay-windows in rooms 1 and 2 on the first-floor, looking north-east



Fig.52: Photo of the bay-window in room 13, on the second-floor

5.5 Phase 5: The first south-western extension, on the first-floor?

5.5.1 It would appear that the area in the south-western part of the building on the first-floor (room 11) was added at a later date, based on the reconstruction of the chimney stack and the existence of possible external limewashed bricks along the line of the earlier western wall (see discussion above). It is not known when this may have happened, as it is depicted in this way on the first cartographic depiction (the 1821 Map).

5.5.2 It is believed that the upper part of the southern chimney was 'kinked back' as part of this extension, and that this clearly happened at a later date than the initial construction of the chimney, because of the existence of the rebuilt bricks. It was constructed leaning back, and resting on two large east-west timbers at its base, and a further north-south beam just above. This was visible in the roof-space.



Fig.53: Photo showing the southern chimney 'kinking back', looking north-east. This shows one of the large supporting timbers in the foreground with brickwork supported on laths and rising up to a second north-south timber at the top of the frame



Fig.54: Photo showing the southern chimney 'kinking back', looking south-west, and showing the northernmost of the two basal supporting beams

5.5.3 It seems likely that the first extension was only up to the wall between rooms 11 and 12, as this is where there is a step-up to a higher floor-level (on the first-floor). This means, furthermore, that there is a gap between the ceiling-level of the first-floor (above the stairs, room 11) and floor-level of the second-floor (in the eastern part of rooms 17 and 18), because the initial extension on the first-floor had a lower ceiling level than the second extension, and only stretched half-way along rooms 17 and 18 (which had the higher floor-level).

5.5.4 There was also evidence that this western wall was a relatively substantial one, suggesting that it was, at some point, an external wall. In particular, a large horizontal timber was observed in this wall at the ceiling level of room 11. The substantial nature of this wall was also clearly observed in the gap between the floor and ceiling of rooms 11 and 17/18.



Fig.55: Photo of wall between rooms 11 and 12, looking west, and showing its substantial nature. The gap between the floor of rooms 17 and 18, and the ceiling of room 11, is also visible here



Fig.56: Photo showing the large timber in the wall between rooms 11 and 12 (probably the wall of the first south-western extension)

5.5.5 There was also some indication of this probable first south-western extension, on the exterior of the building. A piece of timber, vertically positioned on the line of this probable extension up to the top of the first-floor, was observed.



Fig.57: Photo of the piece of timber in the exterior southern wall, on the line of the first south-western extension

5.5.6 It is unclear precisely what the function of this extension may have been. It may have been used as some form of entranceway / stairway, as it functions as today. The stairs currently found within this area are relatively modern, however it is possible that this area incorporated earlier stairs. Interestingly, the width (east-west) of this extension is almost exactly identical as the width of the stairs between the first and second-floors - it could therefore be postulated that this area originally housed similar winder stairs, with possibly a lobby / entrance-hall?



Fig.58: Photo of the stairs positioned within the first south-western extension, looking south

5.6 Phase 6: The second south-western extension, including the second-floor?

5.6.1 It would appear that there was a secondary extension in the south-western part of the building, to render it to its present form. It is not clear precisely when this happened - the earliest cartographic depiction (1821 Map) shows this area as it is today.

5.6.2 This extension encompasses room 12 on the first-floor, and rooms 17 and 18 on the second-floor. It measures approximately 3.15m east-west, by *c.*5.3 north-south, on the first-floor. The second-floor extension measures *c.*3.65m east-west, by 5.3m north-south. The second-floor extension is, therefore, slightly larger than that on the first-floor (stretching further to the east), because it is built over the initial first-floor extension in this area (see discussion above). This accounts for the 'gap' between the floor and ceiling levels in this area.



Fig.59: *Photo of room 12, in second south-western extension, looking south-east*



Fig.60: *Photo of room 12, in second south-western extension, looking north-west*



Fig.61: *Photo of room 17, in the second south-western extension, looking south-west*



Fig.62: *Photo of room 18, in the second south-western extension, looking east*

5.6.3 There is a higher floor and ceiling level in this area - the floor level of room 12 is *c.*0.94m above the floor-level of room 11 (four steps lead up to this). On the second floor, the floor level of rooms 17 and 18 is *c.*0.6m higher than that in rooms 13, etc (three steps lead up to this).



Fig.63: Photo of stairs leading up to second south-western extension, on the first-floor

Fig.64: Photo of stairs leading up to the second south-western extension, on the second-floor



5.6.4 The roof of this south-western extension is clearly of a different construction from that over the original part of the building. There is also a small lean-to roof extension at the western end of the first-floor part - there is no evidence to suggest that this is not original to this extension.



Fig.65: Photo showing the different roof construction in the south-western extension (right of frame)

5.6.5 The rooms in this area on both of these floors have been modified in more recent years to their current use. In particular, the partition separating rooms 17 and 18 is later, as cuts across the ceiling cornice which would have once encircled the whole single room.

5.7 Phase 7: The far western addition?

5.7.1 The far western part of this building (rooms 8, 9, and 10) was added at a later date - cartographic evidence suggests that it was constructed at some point between 1897 and 1908. It is clearly described as a 'garage' on the 1912 Goad Insurance Plan.

5.7.2 This western addition measures *c.*3.5m east-west, by 5.13m north-south, with a maximum floor to ceiling height of 3.35m (although the roof pitches down on all sides). This area currently consists of two rooms (rooms 8 and 9) plus a corridor (room 10), all with modern fixtures and fittings. These are probably all later divisions, particularly if the original use of this area was as a 'garage'.



Fig.66: *Photo of room 8, showing the pitch of the roof and modern fixtures and fittings*



Fig.67: *Photo of room 9, showing its modern fixtures and fittings*

5.7.3 The roof structure of this area is very different from that in the rest of the western extension. It is lower than that to the east, and is also at a different pitch, etc. This was visible from both the outside and the inside.



Fig.68: *Photo of the far western extension of the building, showing the different roof*

5.8 Phase 8: The flat-roofed area?

5.8.1 The final part of the building's development consists of the flat-roofed ground-floor area in the south-western part of the site. This is depicted as an open yard up to, and including the 1933 OS Map, so it is clearly built at some point in the later 20th century. It is visibly different from the rest of the building, with a flat slate roof and obviously having been inserted into the area of the previous yard. This area was not extensively examined for the Heritage Statement, as it is in an area which will not be affected by the proposed development.



Fig.69: Photo of the flat-roofed ground-floor area, looking east

6. Conclusions

- 6.1** A general understanding of the development, phasing, and dating of the different parts of this building has been gained through this Heritage Statement, and particular original features and the possible original plan of the building identified. This has been compared with other sources of information, particularly cartographic, where useful.
- 6.2** It has been suggested that the earliest part of the building consists of the front block of rooms fronting onto Lower Stone Street. It is difficult to ascertain the initial construction date of this - it was clearly there by the mid-18th century, although could easily date to an earlier period, possibly 17th century. It is believed that the first and second floor rooms were in residential use, although it is not clear whether the ground-floor was in use as a shop or not. The first and second-floors of the original building would have consisted of two rooms on each floor, divided by an east-west partition (a moulded ceiling beam dividing them on the first-floor survives), with a fireplace in each room (facilitated by two chimneys - remnants of parts of both original chimneys survive, although they have both been rebuilt at the upper levels). It is unclear where the original stairways were positioned - one suggestion is that they may have lain between the two rooms (i.e. in a central corridor between them), or beside the chimneys in the area of the current stairways. It is clearly a timber-framed building, with a double-hipped timber roof.
- 6.3** The chronological order of the series of extensions / changes undertaken to the building after this is difficult to establish, and it is possible that some of the changes described may have been contemporary with each-other. It is, however, clear that the northern part of the building was significantly extended to the west at a relatively early date (certainly before the early-19th century, based on cartographic evidence), creating a suite of rooms (probably three relatively equally-sized rooms, with fireplaces in each) with higher ceilings than the rooms at the front of the building. It seems likely that, associated with this, the upper part of the northern chimney was rebuilt, alongside the adjacent wall and the possible rebuilding of the western part of the original roof, and the insertion of the skylight.
- 6.4** Another later change was the construction of the rooms over the passageway, to the south of the main part of the building. The fact that this is later in date than the original construction of the building is clear from the roof structure in this area.
- 6.5** The other main change which took place to the building before the mid-19th century, but after the initial construction of the building, were the additions in the south-western corner of the building. This took place in two separate phases - the first addition was relatively small, and just on the first-floor - it is possible that this may have been added to incorporate new stairs / an external entrance-way into the property? The second phase extended the building out to its present extent in this area, and added the second-floor above this - this area is all at a higher level than the rest of the building.
- 6.6** Later, but more minor, changes to the building can be more precisely dated using cartographic evidence. The first of these is the addition of the far western part of the building on the ground and first-floor, which took place at some point between 1897

and 1908. The final change to the building was the addition of the flat-roofed single-storey building in the area of the previous yard, added at some point in the mid-later 20th century.

- 6.7** It is, therefore, a building which has evidence for a number of different phases of its development ranging from its probable 17th century construction, and with a number of later (18th, 19th, and 20th century) alterations. Its significance lies in the fact that it is a good example of a relatively early post-medieval building, which would once have occupied Maidstone, and with features of this (such as the roof-structure, parts of the chimneys, and parts of the overall floor-plan) surviving. There have, however, been a number of later changes to the building, such that the original floor-plan is not easy to identify - in particular, there appears to be very little evidence for the original western wall of the building.
- 6.8** It should be noted that a number of points raised in this Heritage Statement have not been definitively proven - some of these are just hypotheses. Further work could confirm these hypotheses. It may, therefore, be a good idea for further investigation on the structure of the building to be carried out, possibly during development works (when parts of the fabric may be removed, revealing further features of interest, etc).

7. Bibliography

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Appendix I - OASIS Form

OASIS ID: compassa1-144719

Project details

| | |
|----------------------------------|--|
| Project name | 4-6 Lower Stone Street, Maidstone |
| Short description of the project | A Heritage Statement of 4-6 Lower Stone Street was carried out, as a condition of planning and listed building consent before the conversion of the first and second floors into residential use. This uncovered some features relating to the earliest building (probably late 17th century in date), which probably encompassed the block of rooms fronting onto Lower Stone Street. A number of later changes were made to the building, including the construction of a western extension, rooms over the passageway to the south of the main building, a new frontage, and two phases of extensions in the south-western part of the building. Later (20th century) changes to the building include the construction of a further single-storey extension at the western end of the building, and the flat-roofed building in the area of the yard. |
| Project dates | Start: 19-02-2013 End: 20-02-2013 |
| Previous/future work | No / Not known |
| Type of project | Building Recording |
| Site status | Listed Building. Grade II. |
| Current Land use | Other 2 - In use as a building |
| Monument type | HOUSE Post Medieval |
| Methods & techniques | "Annotated Sketch", "Photographic Survey" |
| Prompt | Listed Building Consent |

Project location

| | |
|------------------|--|
| Country | England |
| Site location | KENT MAIDSTONE MAIDSTONE 4-6 Lower Stone Street |
| Postcode | ME15 6JN |
| Study area | 100.00 Square metres |
| Site coordinates | TQ 76193 55598 51 0 51 16 18 N 000 31 34 E Point |

Project creators

| | |
|---------------------------|---|
| Name of Organisation | Compass Archaeology |
| Project brief originator | Local Authority Archaeologist and/or Planning Authority/advisory body |
| Project design originator | Compass Archaeology |
| Project director/manager | Geoff Potter |
| Project supervisor | Emma Jeffery |

| | |
|------------------------------|------------------|
| Type of sponsor/funding body | Developer |
| Name of sponsor/funding body | Juniper Property |

Project archives

| | |
|---------------------------|--|
| Physical Archive Exists? | No |
| Digital Archive recipient | Maidstone Museum |
| Digital Media available | "Images raster / digital photography","Text" |
| Paper Archive recipient | Maidstone Museum |
| Paper Media available | "Correspondence","Drawing","Map","Photograph","Report" |

Project bibliography 1

| | |
|-------------------------------|---|
| Publication type | Grey literature (unpublished document/manuscript) |
| Title | 4-6 Lower Stone Street, Maidstone, Kent - Heritage Statement |
| Author(s)/Editor(s) | Jeffery, E |
| Date | 2013 |
| Issuer or publisher | Compass Archaeology |
| Place of issue or publication | 5-7 Southwark Street, London |
| Description | Heritage Statement for the building. Includes photographs, plans, phased-plans, historic maps, and discussion of the known history of the building and its existing fabric / surviving features, etc. |

| | |
|------------|--|
| Entered by | Emma Jeffery (emma@compassarchaeology.co.uk) |
| Entered on | 27 February 2013 |