



JOHN MOORE HERITAGE SERVICES

HISTORIC BUILDING RECORDING

ON

THE COTTAGE, CHALK

GRAVESEND, KENT

NGR TQ 66724 73158

On behalf of

WF Design & Build Ltd

SEPTEMBER 2017

REPORT FOR WF Design and Build Ltd
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FIELD WORK 19th July 2017

REPORT ISSUED 7th September 2017

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THE COTTAGE

Heritage (Building) Impact Assessment

SUMMARY

A Historic Building Record was carried out for the development site of the Cottage, Chalk Gravesend (NGR TQ 66724 73158). Chalk was a historic parish in the historic county of Kent. It is now located in Gravesham Borough.

The report was requested by the County Archaeological authorities as the Cottage was a building known to exist on late 19th century Ordnance Survey maps, but very little was known about its origins and use. The site was located on West Court Lane to the north of Malthouse Farm, and to the south of West Court. It was suspected that the cottage was originally attached to one of these farms.

Search of the historic maps enabled two key aspects of the building to be ascertained. The structure was not on the Tithe Map of 1840, but it was on the First Edition Ordnance Survey map of 1875. This indicates that the structure was constructed at some time from 1840 to 1875. The Tithe Map contained a further piece of factual data indicating that the land it was constructed on was attached to West Court, and not Malthouse Farm, which had previously been thought to be the case. This implies that the land that the cottage was constructed on had been part of one of the two main manors in the parish. A further detail was mentioned by the client, in that the cottage had previously been known as Bailiff's Cottage. This indicates that the cottage had been constructed for the chief estate worker on the West Court Estate.

The property was extensively overgrown to identify certain details around the site, but a southern boundary wall was noted cobbled together from odd bricks. There were probably ruinous boundary walls on the east side, with grown out hedges elsewhere. The maps indicate that three small outbuildings were constructed to the east of the Cottage, of which one survived. The main building was a structure built of brick and timber stud walls, very much with a late 19th to 20th century feel. The structure was 1 ½ storeys with much of the roof space heightened by the use of what appeared to be two large dormer roofs either side of the main axial ridge-beam. Internally there are three main rooms per floor, besides an upstairs bathroom, which once probably originated as a further bathroom. The structure is primarily of one phase although minor alterations have taken place.

1 INTRODUCTION

1.1 Origins of the Report

Darshan Thakkar has commissioned this Historic Building Recording on land at The Cottage, Westcourt Lane, Gravesend (NGR TQ66724 73158). The report has been prepared and is intended to create a record of the existing building before its demolition.

1.2 Location

Historically The Cottage, previously known as Bailiff Cottage (according to the current owners) was located in the parish of Chalk, in the historic hundred of Shamel, the lath of Aylesford and the historic county of Kent. It is now located in modern Kent (which has lost land to Greater London and Medway), and is in Gravesham Borough.

1.3 Description

On the west side of the site is the old location of West Court Lane, which historically went north to West Court (that lay in the west part of Chalk). Beyond this historic lane and also on the north side of the proposal site is a college. To the east of the proposal site there is a field. To the south are a series of domestic dwellings that back onto West Court Lane.

1.4 Geology and Topography

The site is located on a north facing slope on the south side of the Thames Estuary above the former Denton and Chalk Marshes, between 10m and 15m OD.

The underlying geology is the Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated). This sedimentary Chalk was laid down 71 to 89 million years ago in the Cretaceous Period (mapapps.bgs.ac.uk/geologyofbritain/home.html). There are no known superficial deposits.

The place-name Chalk is self-explanatory in that it was recorded as cealc *c.* 975, and refers to the underlying bedrock (Glover 1976, 38-39).

1.5 Proposed Development

A block outline plan was provided that was numbered (4150 PD-02) and which showed 11 new dwellings. The plan refers to the Cottage as Bailiff's Cottage.



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Key Site boundary Possible locations of Malthouse Farm

1:1000 @ A4

2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE

2.1 Legislation and Treaties

The following pieces of legislation are obligatory, and thus significant aspects of the legislation must be adhered to. The relevant heritage acts thus cover the protection of significant heritage (archaeological and standing structures) remains, either below ground or as a standing structure. The identifiable acts came into force in 1857, 1973, 1979, and 1990.

“The *Burial Act*” of 1857 makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained (HO 2004).

“The *Protection of Wrecks Act*” of 1973 provides specific protection for designated Wreck sites. This piece of legislation does not affect most planning applications.

The “*Ancient Monuments and Archaeological Areas Act*” of 1979 discusses two types of structures: Scheduled Monuments and Ancient Monuments. Scheduled Monuments are automatically protected under the legislation, however, the legislation also provides cover for other monuments. This includes:

- Those that are demonstrably of equivalent significance to scheduled monuments and are thus subject to the same policies.
- Those that have yet to be formally assessed.
- Those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy.
- Those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

This inevitably means that some nationally important sites for various reasons are not scheduled.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area). There are three ranks for Listed Buildings that are I, II* and II; all of these grades are considered to represent various degrees of national significance. The criteria for these listings are provided in an appraisal document (DCMS 2010). Locally significant buildings should be catalogued by the local authority and kept on a Local List. Any alteration or destruction has to be legally sanctioned by the proper authorities. Particular notice should be taken of sections 16, 66 and 72 of this act, though section 69 may also be considered to have some merit.

This act means that there is a legal requirement to consult Historic England in respect to development that would affect a Grade I or II* listed building (structure and setting), and a development in a Conservation Area that would affect over 1,000 square metres. Development Management Procedure (England 2015) calls for consultation with Historic

England on planning that would affect a Scheduled Monument, Registered Battlefield or a Registered Park and Garden (any grade).

Some of these pieces of legislation were designed with other Government policy to underpin the Countries' commitment to international legislation and treaties. The two most significant pieces of legislation are the "*Convention Concerning the Protection of the World Cultural and Natural Heritage*" of 1972 and also the "*European Convention on the Protection of the Archaeological Heritage*" of 1992. The former treaty is for the creation of a framework for the designation of sites of outstanding universal value that are termed World Heritage Sites. The British Government adheres to this as a member of UNESCO. The latter is also known as the Valletta Convention 1992, which is a development from the Paris Convention 1954 and the Granada Convention of 1985. The British Government is a signatory of all three Treaties. The principle of the latter is the incorporation into the planning process of archaeological decision making and the managed preservation of Archaeological Heritage.

These pieces of legislation covers a series of Designated Heritage Assets: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed if sanctioned through the appropriate procedures and authorities (Historic England).

2.2 National Planning Guidelines and Policies

Section 12 of the National Planning Policy Framework (NPPF 2012) provides guidance related to heritage within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This has been added to with a Planning Policy Guidance of 2014, which attempts to simplify the explanation of certain aspects of *NPPF*. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets for planning authorities, property owners, developers and conservationists and researchers.

The first point **126** of the chapter indicates that the authority should set out a plan for the conservation and enjoyment of the historic environment, and produce an at risk list. Heritage Assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. The point raises four key factors that summarise the whole of the chapter.

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness.
- And opportunities to draw on the contribution made by the historic environment to the character of a place.

The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, 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. As a minimum the relevant historic environment record

should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The use of the term recording to a proportionate level in paragraph 128 is problematic, as due to the nature of archaeological sites and historic buildings it is not always apparent what the significance of the site is until it has been essentially destroyed. This could apply to a site or building that has not been properly researched or which has detail (for example a cruck) obscured.

Policies on substantial harm to a designated heritage asset and heritage asset are set out in paragraphs **132** and **133** of *NPPF*. Here demonstration of the lack of viability of a scheme will have to be shown with the potential of marketing and sale as the ultimate demonstration. Paragraph **132** also discusses the demolition of an unlisted building in a Conservation Area and the impact that it has on that area. If this is considered to cause substantial harm then the viability test is also valid.

A further factor in *NPPF* paragraph **132** concerns policy to Registered Parks and Gardens (all grades) and also Battlefields. It states that Local Authorities are required to consult Historic England (formerly English Heritage) and The Garden Trust (formerly The Garden History Society) on applications.

NPPF also calls on the need for consultation on certain planning application with the following groups Historic England, The Garden Trust, the national Amenity Societies (Ancient Monuments Society, Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the Victorian Society, and the Twentieth Century Society) on certain applications. This is normally in respect to potential approvals of alteration to Listed Buildings (grade I and II* and in some cases grade II), or Registered Parks and Gardens.

The *NPPF* also makes provisions for protecting the significance of non-designated heritage assets in paragraph **135**; while paragraph **136** discusses that the local authority should not permit the loss of the whole or part of a heritage asset.

Paragraphs **137** and **138** discuss World Heritage Sites and Conservation Areas and the loss of buildings within. Proposals that preserve and which are positive are permitted; but those that cause significant loss to a Heritage Asset should be considered substantial harm or less than substantial harm.

Paragraph **141** of *NPPF* states that developers should record and advance understanding of the significance of any heritage asset to be wholly or partly lost, in a manner appropriate to its importance. "The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted." This implies that a paper record of a site is not equivalent to the loss of a significant archaeological site.

2.3 Local Planning Policy

Up until 2013 Planning Policy had incorporated the use of regional plans. The plan for the South East (the region to which Kent was included) was revoked 25th March 2013. The revocation of the South East Plan decentralises planning powers back to local authorities.

The *Planning and Compulsory Purchase Act 2004* and *NPPF* make provision for the use of a development plan. *NPPF* indicates that continued use of the Local Plan is required for decision making in the authority (sections **58** and **126**). The current Local Plan will, therefore, continue to form the basis for determining local planning applications until superseded by documents produced for the Local Development Framework are available, which includes a new draft Local Plan.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

If regard is to be made to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Gravesham Borough Council formerly adopted an updated version of the Gravesham Borough Local Plan (WDC) on 30th September 2014 (GBC 2014). The Local Plan is designed to guide the changing use of land in the district and define its future purpose. Following the introduction of the *NPPF*, various policies within the Local Plan were altered to coincide with the policies within *NPPF*. In addition to this a new Local Plan is currently being produced, which will eventually replace the current Local Plan.

The policy covering Heritage and the Built Environment at present is known as policy CS20, which at present is a broad statement that places a '*high priority towards the preservation, protection, and enhancement of its heritage and historic environment*'. This also '*prioritises the Borough's maritime, military, industrial and transport history*'.

Less or nothing is said about individual houses outside of Conservation Areas that are over 100 years old.

3 BACKGROUND

3.1 Designations – Listings

The Cottage or Bailiff's Cottage is not a listed building.

The nearest listed building is The Old Forge (ID 1341520: Legacy ID 356379: TQ 66527 73118), which has the following listing.

C18 or earlier. A timber-framed building refronted. 2 storeys weatherboarded. Pantiled roof. 2 altered windows on the 1st floor with shutters. Sliding sashes to ground floor windows. Forge extension of 1 storey weatherboarded with pantiled roof. A plaque set up by the Dickens Fellowship records that this is the original of Joe Gargery's Forge in "Great Expectations".

This building lies at the end of West Court Lane.

3.2 Designations – Conservation Areas

There are no Conservation Areas in the immediate vicinity of the proposal site.

3.3 Historic Environment Development

The earliest historical reference that survives of Chalk is dated to *c.* 975 AD (Glover 1976, 38-39).

In 1086 the manor was held by Adam from Odo the bishop of Bayeux and contained 3 sulungs (Morgan 1983), about 6 hides. There were 14 villagers, 6 smallholders, a church, 4 slaves, a mill, and meadow. There was a further hide of this manor that was located in Essex that was held by Ranulf Peverel. Besides this there were also three sites located in the city of Rochester.

In about *c.* 1090 the estate of Chalk was divided into moieties that included East and West Chalk (Hasted 1797, iii.458). In the reign of Henry III the West Court came into the hands of the Neville family (Hasted 1797, iii.459). In *c.* 1238 John de Neville set the moiety to John de Cobham. In *c.* 1293 the moiety was signed over to John de Cobham, a grandson (Hasted 1797, iii.460). A further John Cobham obtained the right of free warren in West Court in *c.* 1362. In about 1363 West Court became a possession of the newly founded Cobham College.

As the Dissolution of the Monasteries approached the manor of West Court was sold to George, Lord Cobham, whom subsequently granted it to King Henry VIII (Hasted 1797, iii.460). Edward VI in 1547 granted West Court to Edward Seymour, 1st Duke of Somerset; who subsequently exchanged it for estates in other counties (Hasted 1797, iii.461). In 1645 the manor of West Court was with Sir John Brooke, Baron of Cobham, who alienated the manor to James Stuart, Duke of Richmond, who died in 1655. The manor subsequently came to the nephew Charles Stuart, son of George Stuart, Lord Aubigny.

In 1695 the manor was sold to Sir Joseph Williamson (Hasted 1797, iii.461), from where there was a complicated descent. In 1781 John, Earl of Darnley, was owner of both the manors of East and West Chalk.

The church at Chalk was a mother church with the chapel of Denton paying dues to it (Hasted 1797, iii.476). The implication of this is that Denton originated as a chapel of Chalk church.

West Chalk, also known as Chalk-Street, was the location of a post-medieval flint knapping industry (Hasted 1797, iii.458).

3.4 Map Regression

A number of maps were identified of the proposal area and Chalk parish in general from the 17th century to the 20th century. The earliest map of the Chalk area was of 1695 (S/NK P1), which showed the Gravesend, Denton, and Chalk marshes along the south side of the River Thames. A number of drove-ways appear to be marked that lead down to the

marshes, which were probably used seasonally. The plot could not be identified on the map, and neither was West Court. Indeed it is possible to suspect that the location of West Court may have moved.



Figure 2: Hasted's map of 1797

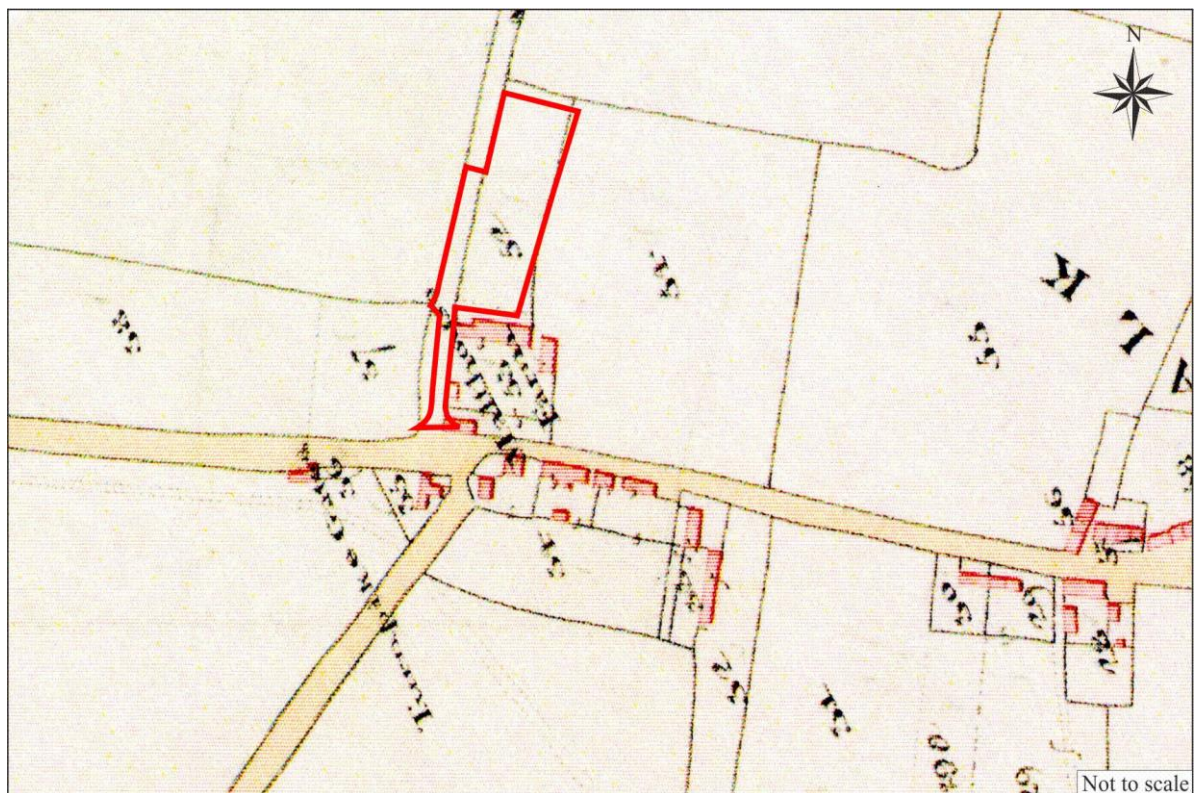


Figure 3: Tithe Map of 1840

Two maps listed as containing parts of Chalk parish were dated 1758 (U565 P6) and 1759 (U565 P7), which were associated with the holdings of East Court and West Court. These had been moved to Medway Archives at Strood.

A map of 1797 was also detected that was located in Hasted's historical study of Kent (Fig. 2). This map did not have great detail, but showed West Court Lane leading down to the marshes. The building on the proposal site is not shown, but a building to the south is, perhaps the White Hart.

Two maps dated 1822 showed Chalk Parsonage House (DRb/At 13/4) and a map of Shorne and Chalk (CCRc P48) had also been transferred to Medway Archives at Strood.

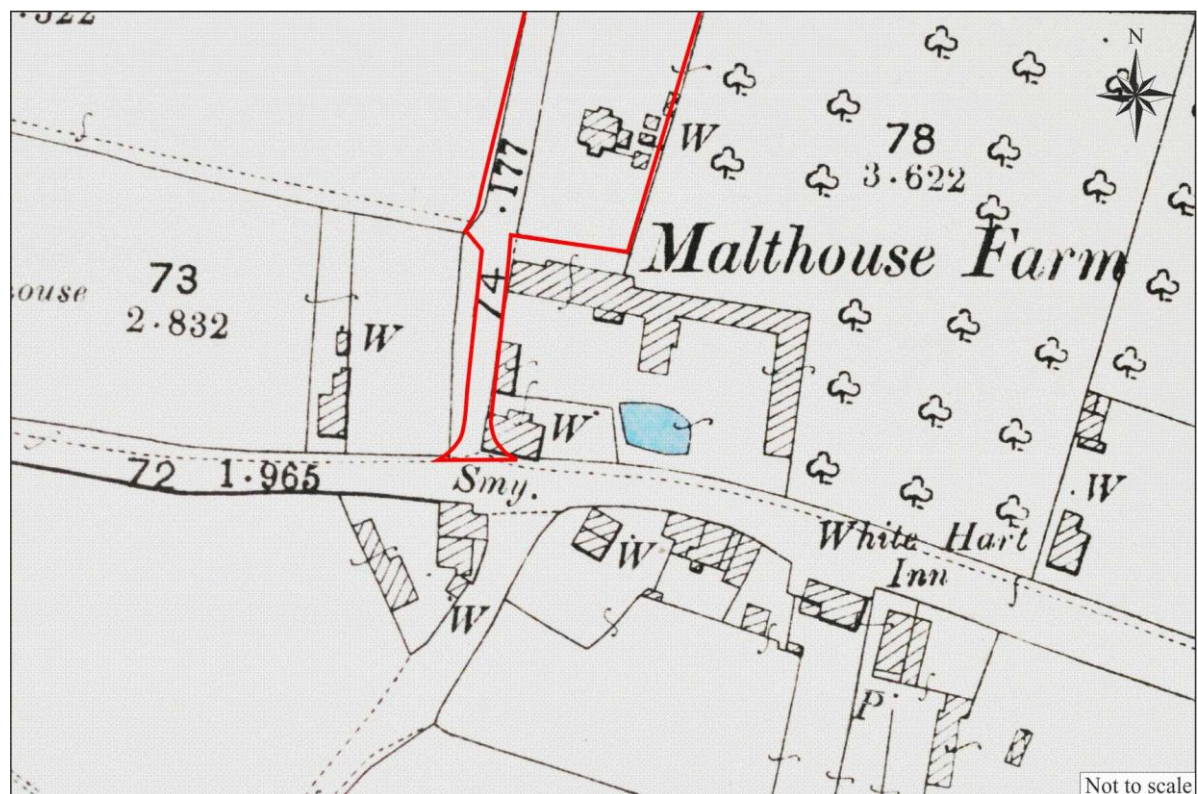


Figure 4: Second Edition OS map of 1897

The Tithe Map of Chalk dated 1840 (CTR 374/B) shows Malthouse Farm and West Court at either end of West Court Lane (Fig. 3). What it also gives is an indication of the ownership of the various parcels of land in the area, and their associations with certain holdings and manors. Previously it was considered that the Cottage or Bailiff's Cottage was attached to Malthouse Farmhouse. However, it is apparent from the Tithe Map that Malthouse Farm was held by the rector of the village, and presumably developed as a holding of land once held by the church. Malthouse Farm (plot 53) is recorded as being owned by Rev Henry Raikes and occupied by Elizabeth and William Elliot. However, the plot of land associated with the cottage and the proposal site was attached to the holdings of West Court. The field is called part of Eight Acre Field (plot 52), and is listed under the holdings of West Court and Daleys Farms and parts of East Court Marshes. The holdings of West Court appear to be scattered through the parish. The owner is listed as John Stuart, earl of Darnley, with other names associated with West Court as being William Brown Jr, while William Brown Sn is the occupier of East Court Farm. Thus the proposal site has

presumably a long established association with the West Court moiety, and the later manor. As the West Court is not shown on the historic maps prior to this date in West Court Lane it is presumed that the site at the centre of the moiety has moved.

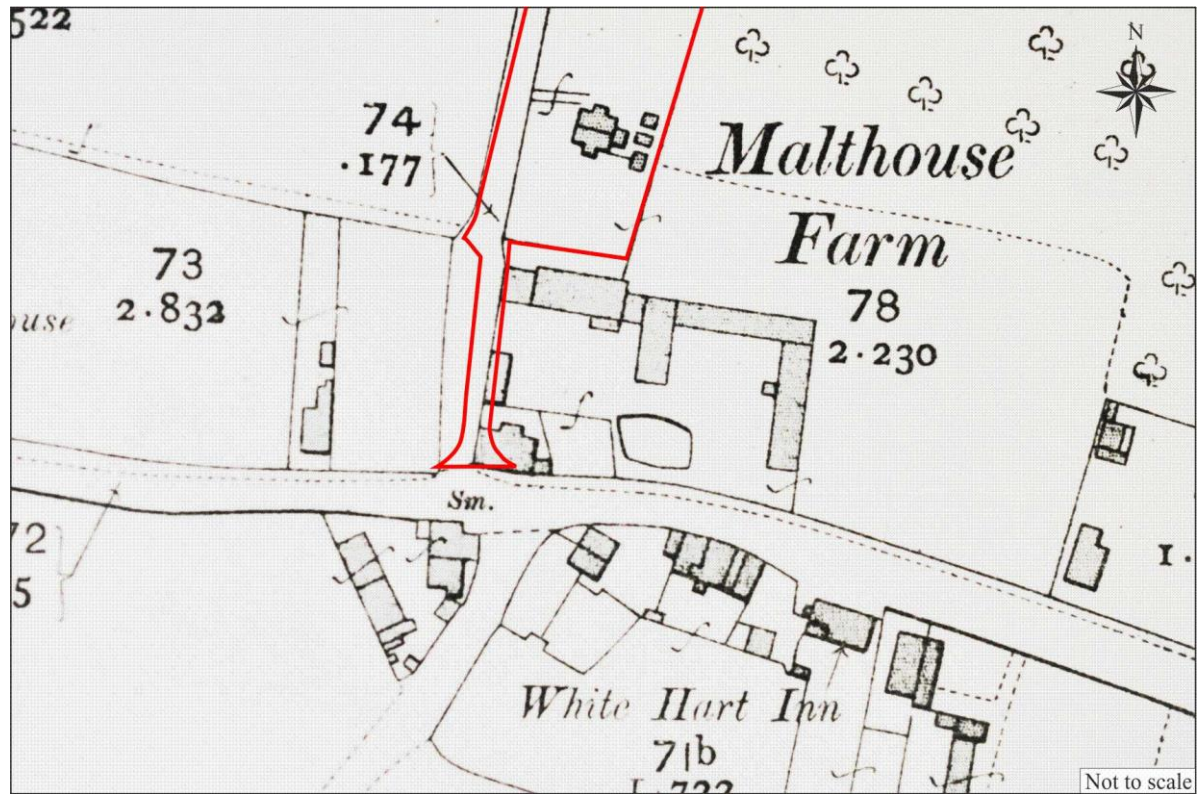


Figure 5: Third Edition OS map of 1909

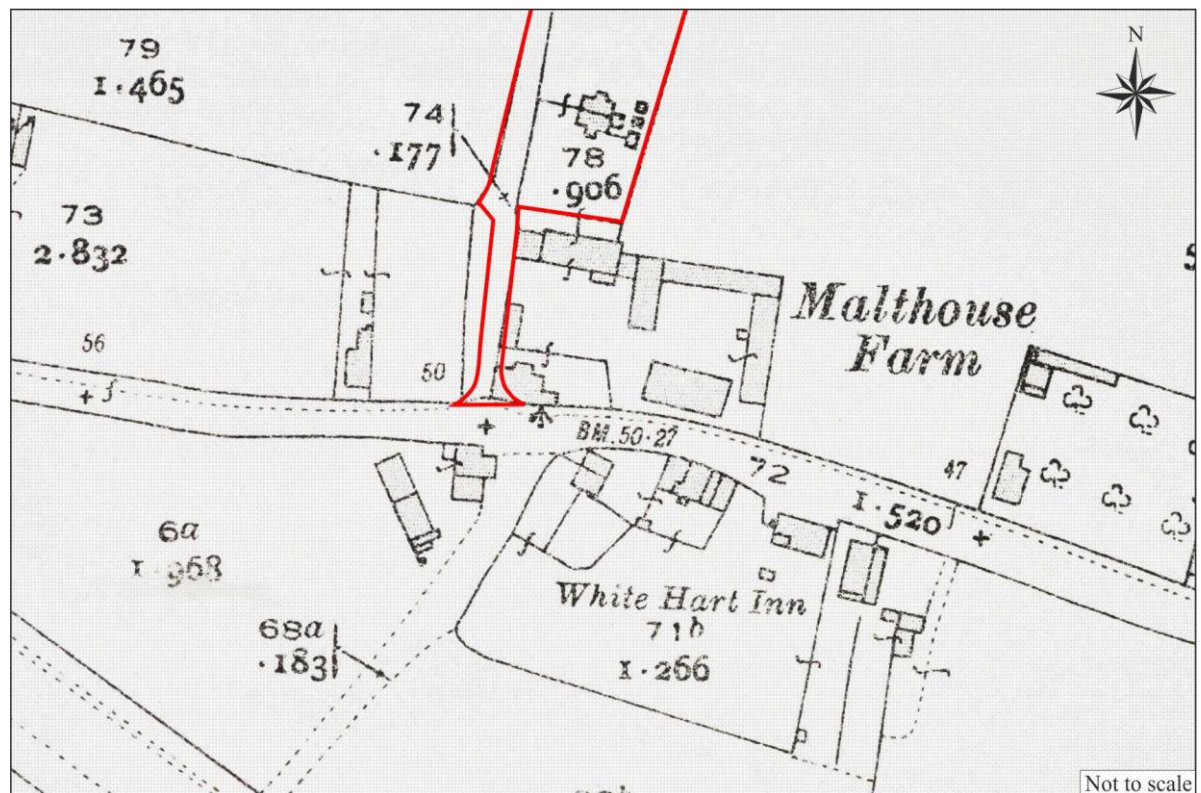


Figure 6: OS map of 1933

The OS map of 1875 (Kent 10) shows Malthouse Farmhouse located on the east side of West Court Lane. The cottage on the proposal site is identified for the first time on any map. The building was, therefore, constructed at some time from 1840-1875. The map is not the most detailed but it does contain just one structure on the site representing the main cottage.

The Second Edition Ordnance Survey map of 1897 (Kent 10.11) shows the remains of the cottage on the proposal site also, but on this occasion shows three small buildings located to the east of the property (Fig. 4). In the settlement to the south, called either Chalk-Street or West Chalk, the buildings noted included: Malthouse Farm, the Malthouse, The Smithy, and the White Hart, besides a number of smaller dwellings.

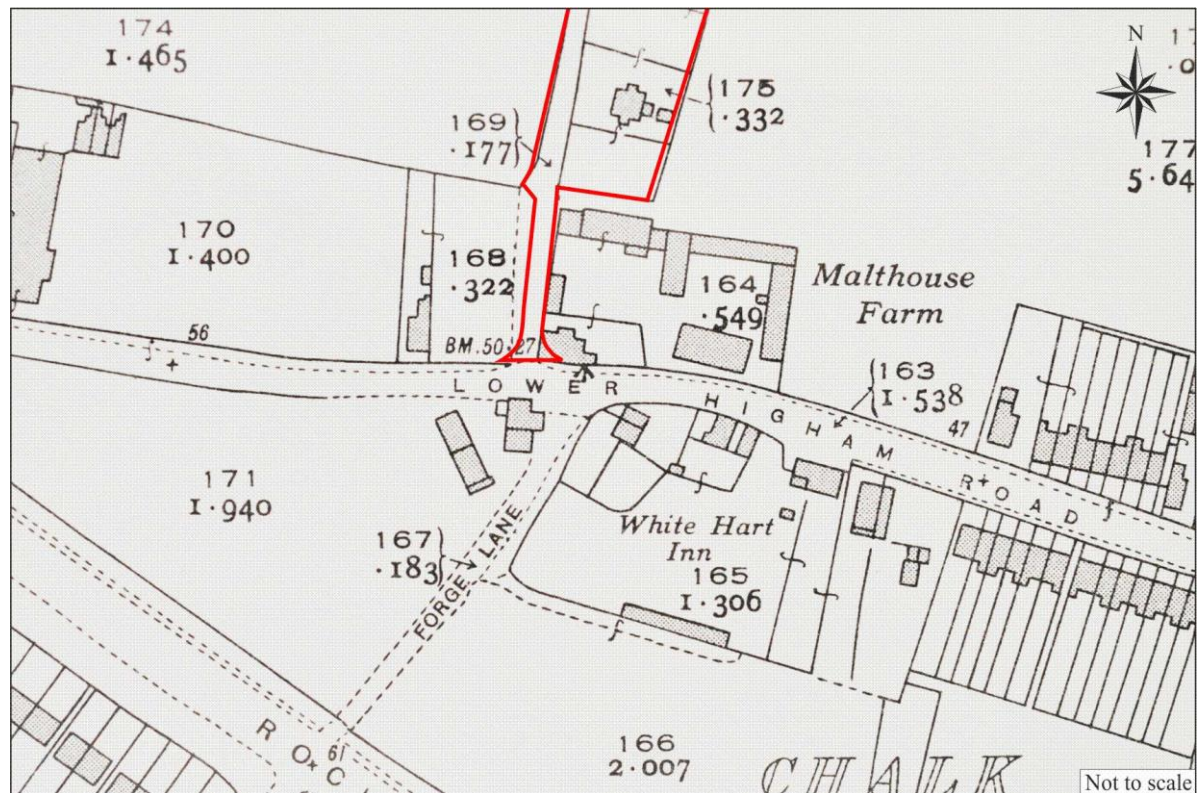


Figure 7: OS map of 1936

The Third Edition Ordnance Survey map of 1909 (Kent 10.11) shows much the same situation in the area as that shown on the Second Edition (Fig. 5). The Fourth Series map of 1933 (Kent 10.11) likewise (Fig. 6), as does that of the Fifth Series of 1936 (Fig. 7), however, in the fields surrounding West Chalk or Chalk Street significant housebuilding has started.

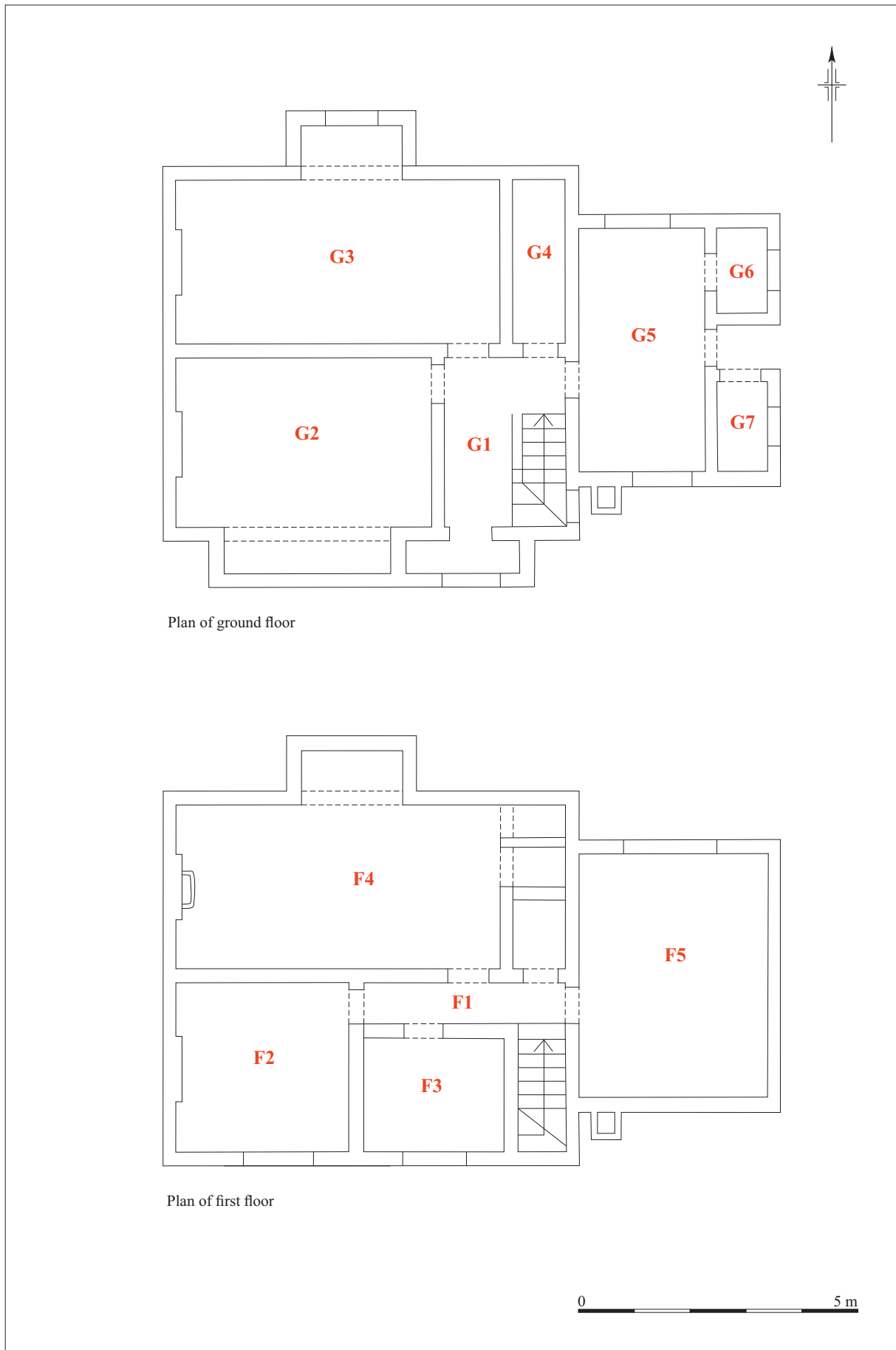


Figure 8: Ground floor and first floor plans

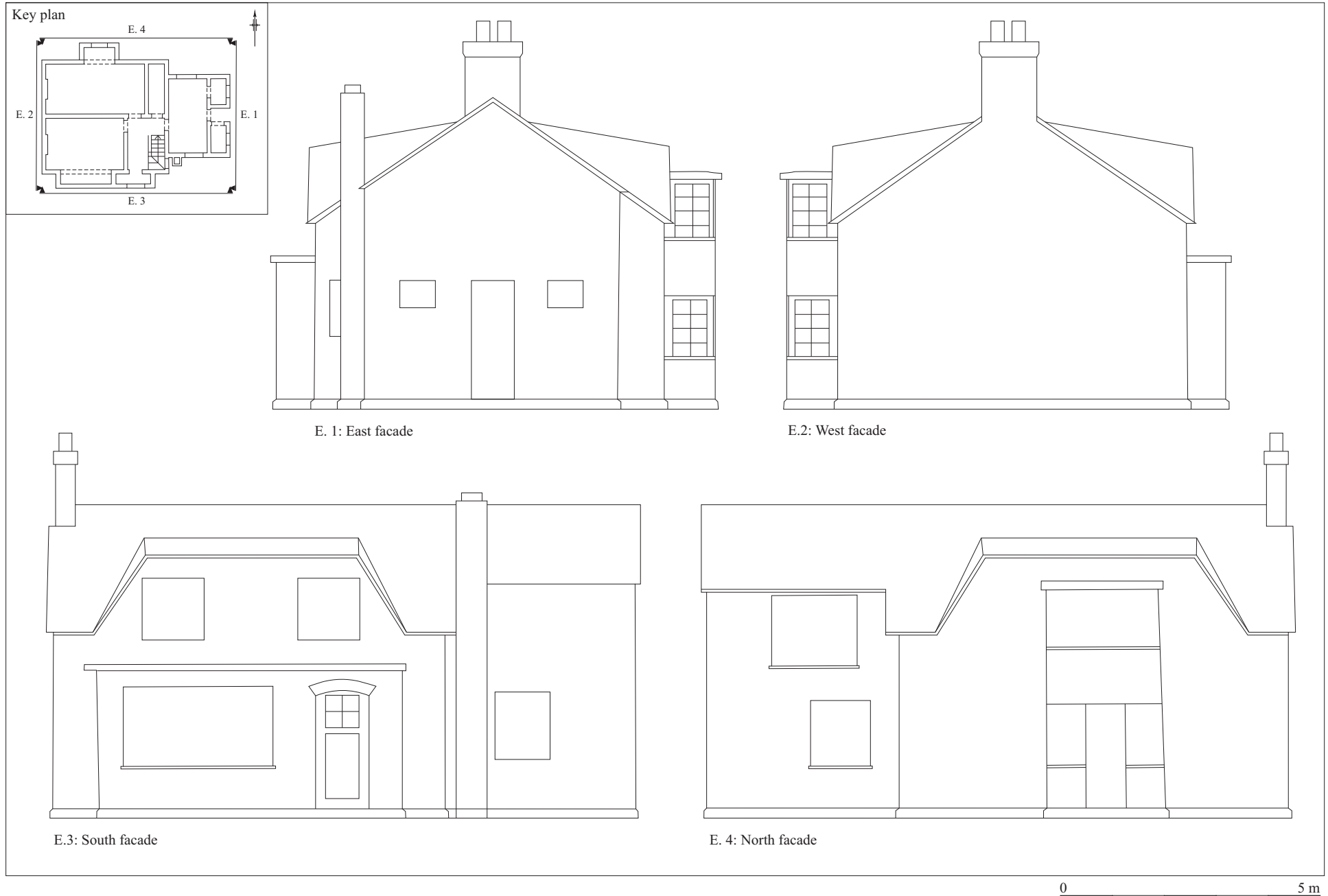


Figure 9: External elevations

4 DESCRIPTION OF BAILIFF'S COTTAGE OR THE COTTAGE

4.1 Introduction and General Description

The building appears as a 1 ½ storey structure with a slate roof and a base plinth. The external walls are pebble dashed. In plan the west end of the structure is wider than the eastern part of the building, although the main east to west ridge line is the same height. Extra headroom is created in the western part of the building by the addition of large dormer type features, which create an unusual shaped roof.

When the visit was carried out the area of land was overgrown, thus it was not possible to recognise any external features to the property that would have identified the building's use. On the maps it is evident that three small buildings or structures were marked to the east of the main building. On the ground it is only the central one of these that survives. This is a small rectangular building with a pitched roof, with gable ends on the east and west ends. The door is located on the east side.

On the south side of the property there is an unconventionally built brick wall, but which appears to have been constructed as if the wall was made of flint nodules (plate 1).



Plate 1: South boundary wall

4.2 Façades

The south façade (Fig. 9 E3, plate 2) is the main or front façade, which in essence has three bays and is pebble dashed. At the base there is a pebble dashed plinth. The west side has a ground floor bay with flat roof in which an opening into a porch lies on the right-hand side, with segmental red brick soldiered arch. To the rear of the porch is a square-headed doorway with glass panelling in the top part of the door and planking at the base. On the left hand side of the bay is a large window with a modern metal casement, separated into five groups. On the first floor above the bay there are two windows of equal size set in a large dormer like structure. On the east end of the façade the wall line steps back with a higher roof line. There is a window on the ground floor and a lateral chimney of red brick to its left.



Plate 2: South façade



Plate 3: West façade



Plate 4: North façade

The west façade (Fig. 9 E2, plate 3) is dominated by a blank gable end with plinth and surmounted by fascia, with a gable end chimney stack that is also pebble dashed. On either side of the roof's ridgeline the remains of the large dormer structures are visible. On the south side of this façade a blank wall on the west end of a bay protrudes. On the north side of this façade a further bay is evident but this time occurring on the ground and first floor. This is also surmounted by a flat roof.



Plate 5: East façade

The north façade (Fig. 9 E4, plate 4) has similarities to the south façade, but in this example it is the case that there are two bays. There is a pebble dashed plinth. On the west hand side there is a bay window extending from the house. The ground floor has a central double patio door, with windows rapping around either side of the bay. The upper floor only has windows, both are metal casings. This is set within a large dormer structure, which is similar to that in the south façade. The east wall of the building is set back from that of the west part of the building enabling the roof line to be higher. There is a bay of windows in this east wall. The ground floor window is offset due to the internal design, the first floor window was larger and more central. The roof is slate and chimneystack is located on the west gable.

The east façade (Fig. 9 E1, plate 5) has a central gable end, with plinth, and an opening beyond which is a door with central planking. The central feature is flanked by two smaller windows at head level. On the south side of this gable is a brick lateral chimney, beyond which a wall extends and the gable roof is visible. A ground floor bay is evident. On the north side an extension is seen to the roof line on a wall that is stepped back. The roof structure of a large dormer is evident. Bay windows are evident extending on the north side on the ground and first floor. The roof is made of slate. At the far end of the building a chimneystack is visible.

4.3 Internal

Most of the features that are evident in the cottage are of a probable modern origin, in that they are probably 20th century in date. The doors, windows and other features are probably part of a renovation in the mid-20th century. There is possibly three surviving fireplaces. From inside it is possible to recognise that walls are probably a mixture of brick and timber framing, and that timber is probably a soft wood from the Baltic. Baltic pine has been imported into Eastern England from the late 17th century, for example the Malt Barn, Iffley in Oxfordshire.

Ground Floor

The ground floor is entered through the main door on the south side of the building (Fig. 8). This glass and timber door enters room G1 the hall (plate 6). On the right hand side a stair twists around at the base before going up to the first floor. The hand rail arrangement is simple as though it is a mid-20th century design. The remaining part of the hall is an L-shaped space that curves around the stairwell. In the west, and east walls there are panel doors, while in the north wall there are two doors. In the ceiling there are exposed joists.

The west door leads into room G2, which has a bay window in the south wall (plate 7). There is a fireplace in the west wall. Some of the walls in this room have exposed timber strips. The fireplace is probably a 1960s development (plate 8). The ceiling has exposed, square cut timber joists.



Plate 6: Room G1

The west door in the north wall of the hall leads into room G3. This has a bay window in the north wall, in which is placed a double patio doors (plate 9). In the west wall is a fireplace, which may contain an original surround and stone grate (plate 10). The east door in the north wall leads into a long narrow space, which must have operated as a walk-in cupboard (G4). Some of the material has been stripped out to reveal timber framed walls.



Plate 7: G2 bay window



Plate 8: G2 fireplace



Plate 9: G3 bay window



Plate 10: G3 fireplace



Plate 11: G5 boiler



Plate 12: G5 plank door

The east door in the hall leads into the kitchen (G5) that has a door in the west wall, and two in the east wall, one of which is plank (plate 12) and probably original. In the north

and south walls there are windows with metal casements, the north one is central, while that in the south wall is offset. In the southwest corner there is a boiler, with a pipe entering the lateral chimney (plate 11). The north door in the east wall (plate 12) enters a larder (G6) with a head height window in the east wall, and shelves down the north and south wall. The south door in the east wall, goes into a porch area, which has a door in the south wall that enters a small room containing a toilet (G7).

First Floor



Plate 13: F3

The first floor is accessed from the hall (G1) up a stairs, with a simple 20th century banister, which is possibly mahogany. This goes up onto the landing, which is a long narrow passageway. There are single doors in the east, south and west walls. In the north wall there are two doors.



Plate 14: F2 window



Plate 15: F2 fireplace

The south door from F1 enters a bathroom F3 with 20th century fittings, which extends into the attic space (plate 13). There is a metal framed casement of the 20th century in the south wall.

The west door from F1 leads into room F2, which has a door way in its west wall, a metal framed window in its south window (plate 14), and a fireplace in the west wall (plate 15). The fireplace is probably original and a shaped stone forms the grate. The room is partially located in the roof space and has exposed protruding timbers in roof and walls.



Plate 16: F4 bay window



Plate 17: F4 fireplace

The west door located in the north wall leads into the largest bedroom (F4), which has two built-in cupboards in the east wall, both with original panel and plank mix doors (plate 18). These doors are considerably thinner than those found elsewhere in the house. In the south wall is a door, and in the west wall a fireplace that is probably original with a stone fire grate (plate 17). In the north wall is a bay window with a 20th century metal frame (plate 16). The room extends into the roof space, there are protruding timbers in the walls and the ceiling. The second door on the north side of the landing (F1) entered a cupboard.

The east wall from the landing (F1) entered a large rectangular room (F5) with a window in the north wall (plate 19). The room extended into the attic space. The walls and ceiling contained protruding and exposed timbers.



Plate 18: F4 cupboards



Plate 19: F5 window

5 ASSESSMENT

5.1 Phases

From the assessment of the maps and the structure it is apparent that the Cottage or Bailiff's Cottage is of one phase and was constructed at some time from 1840, when the building is not shown, to 1875, when the structure is shown. The nature of the design may be indicative of it falling later in this period 1860-1875.

It is apparent from the internal fixtures that some of these have been replaced over time, and few of the original fixtures survive. Those that do include three fireplaces with hollowed out stone grate.

5.2 Historic and Architectural Assessment

An assessment was to be made of the grounds to see if any information was available to shed light on the use of the cottage. The garden was essentially overgrown, however, on the Tithe Map it was apparent that this cottage was built on land that was associated with West Court Manor and not the Malthouse Farm, which was associated with the vicar of Chalk.

The client informed JMHS that the cottage was previously referred to as Bailiff's Cottage. This implies that the manager of the West Court Estate was resident here when it was first built.

6 THE CURRENT PROPOSAL

6.1 Design Alterations and Impact on Structure

The structure is not listed and has very little architectural merit. It has already been agreed by the planning authority that this structure can be demolished and replaced by 11 dwellings.

6.2 Impact on Adjacent Properties and Landscape

The area is to a large extent highly developed with domestic dwellings. These are located to the south along the line of West Court Lane. Further modern domestic dwellings are located to the north. To the west considerable modern development has also occurred in the form of a College. To the east there are fields, and thus one could argue on the one-hand that some open space inside of Gravesend is being eroded.

The most significant surviving heritage feature in the vicinity of this development is the Old Forge that lies at the road junction at the south end of West Court Lane. This building is a grade II listed structure (ID 1341520: LID 356379: NGR TQ 66696 73077). The legacy description is as followed:

C18 or earlier. A timber-framed building refronted. 2 storeys weatherboarded. Pantiled roof. 2 altered windows on the 1st floor with shutters. Sliding sashes to ground floor windows. Forge extension of 1 storey weatherboarded with pantiled roof. A plaque set up by the Dickens Fellowship records that this is the original of Joe Gargery's Forge in "Great Expectations".

The new development will impact on the landscape setting of this listed building, which is considered a national asset and to have a high heritage value. However, the historic landscape around the Old Forge has been considerably degraded already, besides this development already being given approval.

7 CONCLUSIONS

A planning application has been approved by Gravesham Borough Council for the demolition of the Cottage also known as Bailiff's Cottage. Historically the site was located in the historic parish of Chalk, in the historic hundred of Shamel, the lath of Aylesford and the historic county of Kent. It is now located in modern Kent (which has lost land to Greater London and Medway), and is in Gravesham Borough.

An appropriate record of the building was carried out with the drawing of measured plans and elevations and the taking of photographs. A historical background study identified a number of maps on which details clarified the period of building and the association of the cottage with a larger estate.

The building is not on the Tithe Map of 1840, but it is on the First Edition Ordnance Survey map of 1875. It is thus the case that the Cottage was constructed at some time between these two dates. Considering the construction of the building it is highly likely that it was towards the end of this time period that the Cottage was built.

The Tithe Map indicates that the property on which the Cottage was built was attached to the West Court holdings, and not that of Malthouse Farm. It is thus safe to assume that the Cottage was probably constructed for the bailiff of the West Court estate.

The Cottage is mainly of one development phase probably (1860-1875). The building of this structure had moved on from traditional techniques and was using later industrial techniques to manufacture the material used to construct the cottage. The building is a mixture of brick and timber stud walls, but off later designs. The wood used appears to be soft woods rather than more traditional oak. The exterior is pebble dashed and the large dormers to the north and south created less steeply pitched roof design. There are three main rooms on the ground floor and three bedrooms and a bathroom on the first floor.

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DRb/At 13/4 1822

CCRc P48 1822

CTR 374/B 1840 Tithe Map

Kent 10 1875 OS map

Kent 10.11 1897 Second Edition OS map

Kent 10.11 1909 Second Edition OS map

Kent 10.11 1933 Second Edition OS map

Kent 10.11 1934 Second Edition OS map

PROJECT DETAILS		
Project Name	The Cottage, Westcourt Lane, Chalk. Gravesend, Kent	
Short description	Historic Building Assessment of an estate cottage of the mid-19 th century	
Project dates	19-07-2017 to 07-09-2017	
Project type	Building Recording	
Previous work	None	
Future work	None	
PROJECT LOCATION		
Site Location	The Cottage, Westcourt Lane, Chalk, Gravesend, Kent	
Study area	2800m ²	
Site co-ordinates	TQ 66724 73158	
PROJECT CREATORS		
Name of organisation	Kent SMR	
Project Brief originator	Kent SMR	
Project Design (WSI)	John Moore	
Project Manager	Stephen Yeates	
Project Supervisor	Stephen Yeates	
MONUMENT TYPE	Estate Cottage	
SIGNIFICANT FINDS	None	
PROJECT ARCHIVES	Intended final location of archive	Content
Physical	None	None
Paper	Medway Archives and Local Studies Centre	Report, Photographs, Drawings
Digital	Medway Archives and Local Studies Centre	Report, Photographs, Drawings
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APPENDIX 1: OASIS REPORT FORM