

**Bagshot Cottage,
Wellhouse Lane,
Badlesmere,
Kent
ME13 0LA**

Updated Heritage Statement

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SUMMARY

This updated Heritage Statement of Bagshot Cottage, Wellhouse Lane, Badlesmere, Kent ME13 0LA (NGR TR 01857 53589, centred; Fig 1), was commissioned by Mr and Mrs Angus in February 2019 in view of the proposed building of an extension.

This report is focussed on the implications of a proposed development on the historic fabric and perceived heritage setting of the designated heritage asset, which is set within an area of outstanding natural beauty (AONB), and includes a brief examination of the history and development of the area.

The heritage asset, Bagshot Cottage, designated in 1984, is a sixteenth-century timber-framed house that has undergone a series of alterations including extensive modern renovations, evidenced through examination of both the building's structure and documentary sources.

An existing heritage statement was prepared for inclusion with a previously approved (on appeal) extension scheme, and nothing need be added to the description therein, which is summarised here with relevant sections of the existing document appended.

The proposed alterations will have no adverse effect on the fabric of the heritage asset, as an existing doorway is to be used for a short, glazed corridor, to provide access to the proposed extension which will be otherwise separate from the main house.

In terms of the immediate setting, the design is in keeping with the existing structure, and location of the proposed extension is optimum, on a side of the house already extensively altered in the eighteenth and nineteenth centuries, and more recently when the building was in fact rescued from dereliction. The extension will also be set back from the frontal elevation in an area already largely screened by trees and foliage. The immediate setting has a long history of extensions to the property; the wider setting, redolent of nineteenth-century rural landscape with clues as to its medieval origins, will be hardly affected.

Planned further mitigation will include screening of the extension with an espalier or garden wall in keeping with the 'Tudor' styling of the front garden, and a watching brief on any groundworks undertaken.

The proposed changes to the heritage asset will in fact be in keeping with the modification history of the house and its immediate setting.

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1. INTRODUCTION

- 1.1 This report presents an updated Heritage Statement of Bagshot Cottage, Wellhouse Lane, Badlesmere, Kent ME13 0LA (NGR TR 01857 53589, centred), commissioned by Mr and Mrs Angus in February 2019 in view of proposed development of the site.
- 1.2 An existing heritage statement was produced and submitted in 2011 by MetroMOLA in line with an earlier planning application for a single storey extension to the rear of the property. Much of the historical background and previous assessment from this is referred to within this report, which is therefore appended. Further observations and analysis was made as a result of our own site visit.

2. POLICY AND RESEARCH FRAMEWORKS

- 2.1 This statement has been prepared in accordance with national and local policy regarding heritage assets and with reference to research frameworks.

National policy

- 2.2 The National Planning Policy Framework (NPPF; DCLG February 2019) sets out a series of core planning principles designed to underpin plan-making and decision-taking within the planning system Paragraph 184 states that Heritage Assets are:

“an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”¹

- 2.3 By definition the historic environment includes all surviving physical remains of past human activity. Heritage assets include extant structures and features, sites, places and landscapes. The European Landscape Convention definition of a historic landscape describes: ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’ (Council of Europe 2000: which came into force in the UK in March 2007; see research frameworks, below). Furthermore, the historic landscape encompasses visible, buried or submerged remains, which includes the buried archaeological resource.

- 2.4 When determining planning applications, the following paragraphs are pertinent:

“189. 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

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf, page 54.

authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which

would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”

Local policy

2.5 Applying the same general principles on a local scale, the relevant policy contained in the most recent Ashford Borough Council Local Plan (Adopted February 2019) is as follows:

Policy ENV13 - Conservation and Enhancement of Heritage Assets Proposals which preserve or enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged. Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset. All applications with potential to affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

Research frameworks

2.6 The national and local policy outlined above should be considered in light of the non-statutory heritage frameworks that inform them. While the regional South East Research Framework for the historic environment (SERF)² is still in preparation, initial outputs are available on-line and have been considered in preparing this report, in order to take current research agendas into account.

3. THE HERITAGE ASSET³

3.1 Bagshot Cottage, Badlesmere is situated directly north of Molash on the North Downs seven miles south of Faversham and the same distance north of Ashford. It is a residential property set within gardens with a parking area to the north. The cottage is orientated with the front elevation facing south-west looking out onto, and visible from, Shottenden Road. The north-west elevation faces Wellhouse Road where the view of the property is obscured by trees and foliage.

3.2 Bagshot Cottage was designated as a Grade (II) Listed building in 1984. It is listed as a sixteenth-century timber-framed house, clad with weatherboard on the ground floor and tile hung on the first floor. It has a plain tile roof, is of two storeys, and constructed with a continuous first-floor jetty supported on dragon posts. The roof is hipped and has a central chimney stack and has two wood casements to each floor and a central board door

² <http://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>

³ See Appended Heritage Statement for detailed descriptions of fabric and architecture.

on the ground floor at the front (HER Number TR 05 SW 113; Listed Building (II) 1362750).

- 3.3 The cottage lies within the North Downs designated Area of Natural Beauty (AONB) and does not affect or impact on any World Heritage Sites, Scheduled Ancient Monuments, Registered Battlefields, Conservation Areas or Registered Parks and Gardens. Historic Landscape Characterisation has been checked on-line.
- 3.4 The first-floor jetty survives on the southern façade and that of the south-east elevation but no longer continues along the north-west side. The ground floor has weather-boarding on the south-west and south-east elevations but not on the north-west, where all timber framing has been replaced by Flemish bond brick work, but a tile hung first floor is maintained. There is only one dragon post surviving, on the south corner of the cottage, and it seems likely that a second dragon post was lost either prior to or during the insertion of the brickwork on the north-west façade during eighteenth century renovations. There are two casement windows on the ground floor of the front elevation, one either side of the centrally positioned board door. The first floor now has three casement windows, the third having been inserted between the first two since the designation in 1984, during a scheme of improvements undertaken in 2004.
- 3.5 On the lower floor of the south-east elevation is a window not included in the 1984 designation, but as mentioned in the heritage statement (Appendix 1) is illustrated on the 2004 drawings, though it is timber mullioned with glazing, it is unclear from the original statement whether there is evidence within the window frame for the original ‘diamond shaped’ mullions pertaining to the sixteenth century.
- 3.6 To the rear (northern side) of the cottage a single storey lean-to extension is incorporated into the roofline to form a ‘catslide’. Although primarily constructed using Flemish bond it is not known if this addition is contemporary with the inserted brickwork of the north-west elevation. It is noted in the previous heritage statement, that part of this has been rebuilt during the nineteenth century, visibly in the north-west façade using English Bond which abuts the earlier Flemish Bond brickwork. A doorway constructed into a segmental cambered arch, a style indicating post eighteenth-century origin similarly demonstrates this. The south-east elevation exhibits the original Flemish Bond up to jetty level, but then deviates for several courses to English bond; it changes again to stretcher bond for the remainder of the elevation up to the roofline.
- 3.7 The interior structure of the kitchen comprises part of the original sixteenth-century north-east exterior wall of the building, complete with wattle and daub fabric within a timber frame and several mullion windows, which has since become housed within an eighteenth-century extension.
- 3.8 The roof structure of the lean-to reveals the re-use of timber from several periods.
- 3.9 The chimney is a centrally placed dominant feature throughout the interior as well as a fundamental element of the exterior hipped roof. Inside, the staircase encompasses the brick structure on the north-east side and upstairs there is a fireplace in each room featuring a bressumer beam. Downstairs the fireplace in the dining room also has been constructed using a bressumer beam, whereas the lounge fireplace has been built into a Tudor arch using moulded brickwork and has since been stuccoed or rendered over. This

architectural detail in the fireplace suggests this room was of higher status. A continuous jettied building of the sixteenth century would commonly follow a plan that positioned the jetty to the street or the village green, with the ground floor arranged with a parlour to the left side of the central chimney, in this case the dining room, and a hall, the higher status room, to the right. Still surviving inside the dining room is the dragon beam configuration which is not present within the lounge where much timber frame replacement has taken place, including the building of a new wall and ceiling/floor (note, this is recorded, wrongly, in Appendix 1 where the dragon beam is recorded as being in the lounge). Upstairs has again foregone a significant amount of timber replacement particularly within the roof structure.

- 3.10 A scheme of work was undertaken on Bagshot Cottage in 2004. Drawings from this date show the building as having fallen partially into a derelict state, with areas having undergone renovation. The drawings show the lean-to as having a concrete floor, while other main areas such as the dining room and lounge have patchy or missing floor and wall materials.

Summary of historical background

- 3.11 Badlesmere, to the north-west, is mentioned in Domesday Book as Badels or Bedenesmere, a small settlement of 10 villagers with a single church.⁴ The nearby Kingswood, to the south of Molash, was a royal hunting park in the medieval period,⁵ whilst the environs of Bagshot Cottage, even as mapped in the eighteenth century, suggest a typical pattern of late medieval and post-medieval assarting of previously more extensive wood pasture in what Rackham has dubbed ‘ancient countryside’ (see Figs 1ff, and cf. Rackham 2000, Chapters 1 and 5).⁶

- 3.12 There is little evidence of the nature of settlement in the area until the post-medieval period. Hasted described Molash in the late eighteenth century as comprising:

*about fifty houses, and two hundred and sixty-five inhabitants, the whole is much covered with coppice wood, mostly beech, with some little oak interspersed among it; the country is very hilly, and the soil of it very poor, being mostly an unfertile red earth, mixed with abundance of flints.*⁷

- 3.13 The earliest depiction of Bagshot Cottage in secondary source material is found on the Andrews, Dury and Herbert map of 1769 (Fig 4), where it is one of many small isolated buildings (most probably farmsteads and outfarms) between the larger hamlets of Molash and ‘Badlesmer’. No details can be gleaned from this map save the location of the building north of a minor road running between the small settlements of Pearfield Green and Gudgill. It seems probable from the map and building evidence therefore that the current structure was originally a farmhouse within this dispersed settlement pattern, typical in the south-east, with ‘gentrified pretensions’ in its hall form and ostentations fireplace. It may well have had a less ‘well appointed’ predecessor on the same site or nearby.

⁴ <https://opendomesday.org/place/TR0155/badlesmere/>

⁵ As the existing Heritage Statement (Appendix 1) makes clear

⁶ Rackham, O. 2000. *The History of the Countryside*. Pheonix Press.

⁷ <https://www.british-history.ac.uk/survey-kent/vol7/pp292-297>.

3.14 Again, not untypically, the farmhouse and any land apportioned to the property may have been subsumed into a larger estate thereafter. Archival evidence seems to suggest that the building could have existed as part of Drylands Farm estate, which in the 1750s consisted of 140 acres. The 1797 Andrews, Dury and Herbert map shows Bagshot Cottage named as 'Beacon Hill' and lying to the north of Drylands farm, and it is similarly named on the 1801 Mudge map (see Figs 1 and 2).



Fig 1: Bagshot Cottage, marked as Beacon Hill on a 1797 map (British Library) ⁸



⁸ <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/e/002osd00000027au00430000.html>

Fig 2: Bagshot Cottage, marked as Beacon Hill (centre) on the Mudge Map of 1801

- 3.15 The Tithe map of 1842 (Fig 3) provides a more detailed plan of the property, showing a small extension had been appended to the eastern side of the building by this date, along with a small detached outbuilding to the south-east.

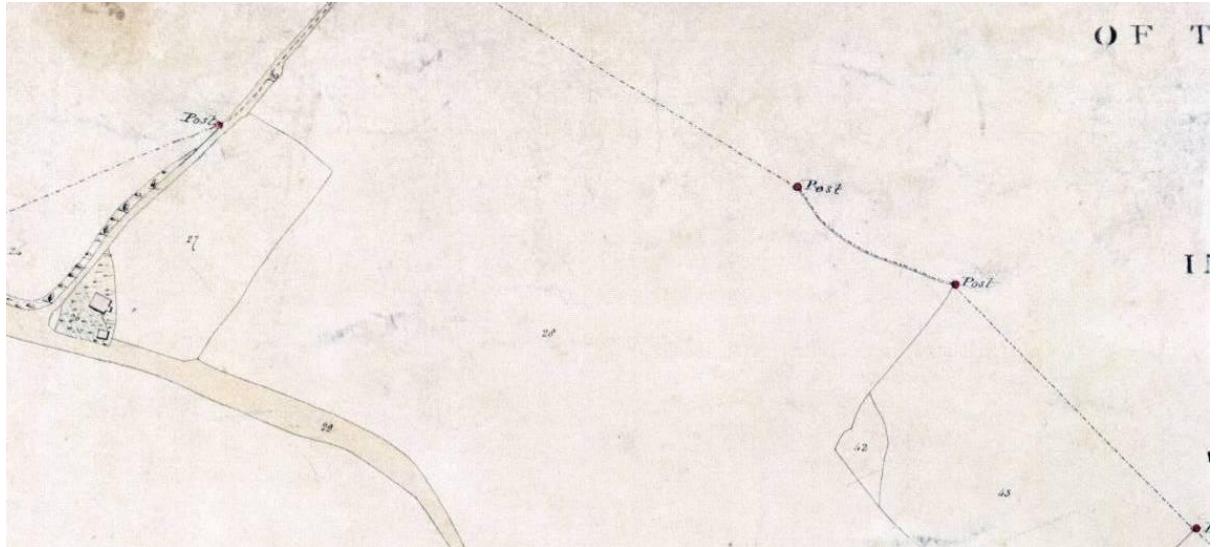


Fig 3: Bagshot Cottage, as depicted on the Tithe Map of 1842

- 3.16 By the time the 1st Edition Ordnance Survey map of 1875 was published (Fig 4) the building appears to have been further extended on the eastern side and a storage-room (still standing today) built on the north side, while a narrow structure (possibly a lean-to) on the south-west corner had also been added. By this time the detached outbuilding to the south-west had been removed.

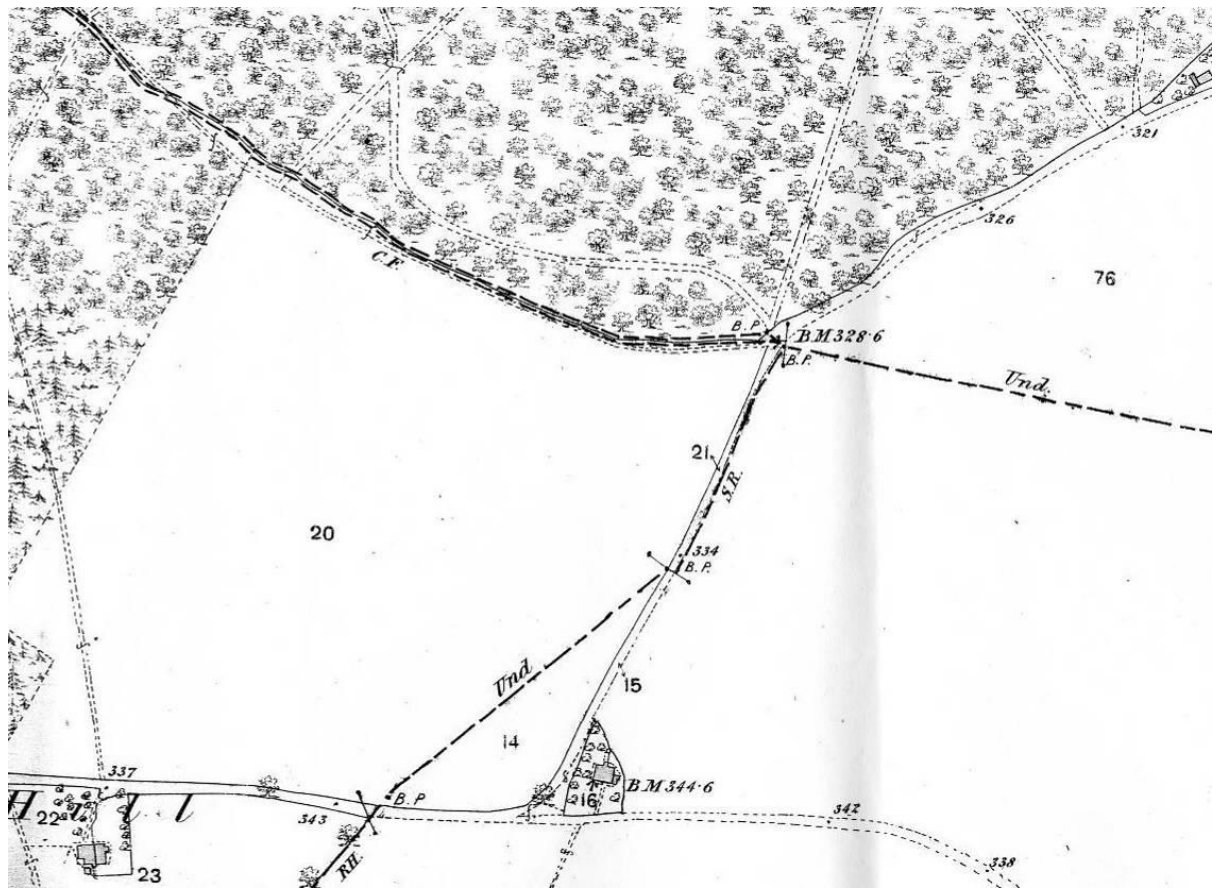


Fig 4: Bagshot Cottage, as depicted on the 1st Edition Ordnance Survey map of 1875

Significance of the Heritage Asset and potential impacts

3.17 In considering an appeal on a previous scheme the Inspector of Ancient Monuments determined that the main issues to be considered were the effect of the proposals on the special interest of the Listed Building itself and the effect on the character and appearance of the Kent Downs Area of Outstanding Natural Beauty. Accordingly, the potential impacts can be divided into two areas (i) the impact on the fabric of the building (both above ground and on any possibly extant sub-surface archaeological remains) and (ii) the impact on the overall historical and natural setting as it is perceived.⁹

3.18 If significance of the heritage asset is considered to relate directly to preservation of historic fabric and a concept of its historical and rural setting, alterations to or maintenance of both aspects should be considered.

Fabric

3.19 Bagshot Cottage has undergone a great deal of alteration since its sixteenth-century inception. It is in fact a building characterised by considerable development, with a noteworthy seventeenth-century extension evident to the rear, and very considerable eighteenth-century alterations, including most of the west side and surviving elements of

⁹ Appeal Decisions. Hearing held on 18 July 2012. Site visit made on 18 July 2012 by David Prentis BA BPI MRTPI, an Inspector appointed by the Secretary of State for Communities and Local Government
Decision date: 17 August 2012.

the current extension. The latter, however, also incorporates nineteenth-century elements (particularly intelligible on the west side) and inspection suggested that eighteenth-century fabric in parts of this extension may in fact have been re-used in the nineteenth-century alteration to the rear of the house.

3.20 Previous adverse impacts to the building should also be taken into account. The ‘existing’ condition of the structure was indeed recorded as near-derelict at the time of the 2004 scheme (see Appendix, sections 3.1.9ff), and thus a large amount of the present structure, including the roof, are in fact twenty-first century in date.

3.21 In short, the interior features, including the fireplaces and chimney, and dragon beam and configuration of the dining room, on the east side of the house, constitute its main value as a heritage asset pertaining to the Tudor period. The remnant of a seventeenth-century extension to the rear and west of the house, near the currently blocked Victorian doorway, is also of considerable historic significance in terms of its preserved fabric at least.

3.22 Whilst the southern elevation retains the appearance of a Tudor façade, however, it is in truth much altered and restored. This alteration is more obvious on the west side of the house, with the eighteenth- and nineteenth-century additions. The former has some heritage significance in its use of vitrified headers in a typically ornament of the time (see Appendix).

Setting

3.23 The perceived impact to the historical and natural setting must be recognised as potentially more subjective than a consideration of surviving fabric, especially if based on a ‘felt’ reconstruction of an ancient landscape, rather than actual historical and cartographic evidence.

3.24 The apparent Tudor identity of the building could be said to be reinforced in its immediate setting, for example, by the current treatment of the garden in an approximately ‘Tudor’ style.

3.25 In the wider setting, the cottage takes its place amid a historic landscape of dispersed settlement, which, like the cottage itself, is undoubtedly much changed since the Tudor period, but still reflecting the late Victorian lie of the land (cf. Fig 4). It is worth noting however that both study of the building fabric and map regression analysis demonstrate how outbuildings have come and gone in this immediate setting of the cottage since at least the seventeenth century. Any argument that new buildings adjacent to that existing would somehow be not in keeping with its ‘history’ simply cannot be sustained: it may only be an unsubstantiated ‘sense’ of historic setting which would be affected by change.

3.26 The ‘Kent Downs Area of Outstanding Natural Beauty’ should further be understood as an anthropogenic and developing landscape *per se*; a sensitive extension to Bagshot Cottage could only be seen to have a very minor or negligible effect on this wider setting.

4. PROPOSED CHANGES TO THE HERITAGE ASSET AND POTENTIAL IMPACTS CONSIDERED

- 4.1 The proposed extension will have little or no impact on the fabric of the cottage: the new building will be situated in an off-set position to the current house, linked to the western side of the house by a glass corridor that would both preserve and keep visible the eighteenth-century wall against which it would abut. In short, the offsetting of the ‘barn’ extension would allow the western façade of the building to continue to be visible, while avoiding any loss of historic fabric. The proposed depth of the foundations of the extension, and its placement on a raft foundation also have implications for being less disruptive to buried archaeology than the previous scheme.
- 4.2 Regarding the potential impact on the setting, Bagshot Cottage is most original on its south facing side, that seen from Shottenden Road. The proposed extension is set-back from the southern façade and only a single storey. If necessary, it could easily be screened (see mitigation, below) to lessen the impact to the view from Shottenden Road. The proposed extension will be substantially screened from existing high hedges to the west, would have little impact on views from the east, where only a protrusion of the new structure will be visible from certain garden vantage points, and can happily form part of an already much altered view from the north, taking its place beside the nineteenth-century extension, and chiming with the existing cat slide roof.

5. EXTENUATING FACTORS AND MITIGATIONS THROUGH SENSITIVE DESIGN AND METHOD

The building and its immediate setting

- 5.1 The current proposed extension will be located adjacent to the west façade of the cottage, which is the ‘newest’ part of the building, most heavily modified by eighteenth- and nineteenth-century alterations along with extensive modern reconstruction.
- 5.2 The glazed linking corridor between the cottage and the extension will be located where an original, nineteenth-century, external doorway already exists, currently blocked off.
- 5.3 The eastern wall of the extension, facing the cottage, will incorporate glazing that will allow a clear view of the eighteenth-century wall, thus maintaining the historical intelligibility of this feature.
- 5.4 The rear of the extension (northern end) will have a sloping roof in tune with the existing catslide at the rear of the cottage.
- 5.5 Any changes to the setting as seen from the front (southern side) of the property might be mitigated by the use of an espalier or some other feature such as a walled garden to screen the extension; such a feature need not be extensive given that the proposed extension is single storey in height and set back from the southern façade.
- 5.6 The proposed new work is fully reversible. The extension could be removed in the future and the historic elements of the building that currently survive, which are in-fact on the other side of the house, would remain untouched.

Archaeological considerations

- 5.7 Parts of a seventeenth-century extension have been noted within the current extension at the rear of the property, on the west side. It is possible that this extended beyond the current west wall of the building, and that associated remains of it survive as below ground archaeological features.
- 5.8 In order to minimise the risk of damage to the existing cottage or other archaeological foundations, the extension will be constructed on a raft foundation. This type of foundation is typically about 0.45m deep.
- 5.9 In order mitigate potential impacts to buried archaeology it is nonetheless recommended that a watching brief be undertaken on any groundworks, in liaison with the Local Authority Archaeologist and Historic England.

6. CONCLUSION

- 6.1 The proposed extension will have no impact on the historic fabric of Bagshot House. The intelligibility of the building (in terms of heritage significance) will be little affected, and, where affected, mitigation will be achieved through using sensitive glazing rather than solid surfaces. Screening of the extension with garden features will also mitigate the effect of the new building. The immediate setting of the building has clearly historically been used for outbuildings and extensions. The wider landscape setting will be minimally, if at all, affected.

7. APPENDIX

(see below)



BAGSHOT COTTAGE, MOLASH, KENT

HERITAGE STATEMENT

Author : Mark Sanderson

Reviewed by: Chris Thomas

Finance Code: MT026

Date: DECEMBER 2011

3.1 Historic Background

Molash & Locale

- 3.1.1 Molash is located midway between Ashford (8 miles directly south) and Canterbury (8 miles north-east). Ashford was reputedly a Saxon settlement established by the ninth century, probably due to localised migration in response to Danish raiding. By 1100 the Domesday survey recorded two mills and a church in the town. By 1600 Ashford was an established, busy market centre for cattle and sheep farmers of the Weald of Kent and Romney Marsh, comprising a modest cluster of medieval buildings.



Figure 2: St. Augustine, Sixth Century Portrait, the Lateran, Rome



Figure 3: Becket's Assassination, Thirteenth Century Manuscript Illumination

- 3.1.2 Canterbury has been the centre of English Christianity since at least the seventh century. Following the arrival of St. Augustine from Rome in 597, the abbey he established soon became the most important focus of learning in England. Continuing this tradition, the city's Norman cathedral was begun in 1070 by the Archbishop Lanfranc, who brought stone from France for the building. From the twelfth century and martyrdom of Thomas Beckett in 1170, Canterbury became an equally important centre of pilgrimage.
- 3.1.3 Located between these two settlements on the North Downs, Molash itself is a dispersed rural settlement set among farmland and forest. Following the Conquest, nearby King's Wood (to the south) was designated a Royal Hunting forest populated by boar and deer. By the early thirteenth century, the royal hunting lodge was located at Wytherling Court, a local manor that made up part of the Barony of Fobert. In this period, the manor was held by Robert de Witherling, whose descendants continued to hold the manor until the early fifteenth century.

- 3.1.4 King's Wood also contains the "Pilgrim's Way", which, following the North Downs' escarpment, was a principal east-west trade route by at least the first century BC, and as such, predates by some margin its much later, medieval use by pilgrims between Winchester and Canterbury. St. Peter's on the north side of Molash was built in the thirteenth century and probably replaced an earlier church, suggesting much earlier settlement. The original establishment of Molash was likely to arise from its proximity to the Pilgrim's Way and/or routes between Ashford and Canterbury.

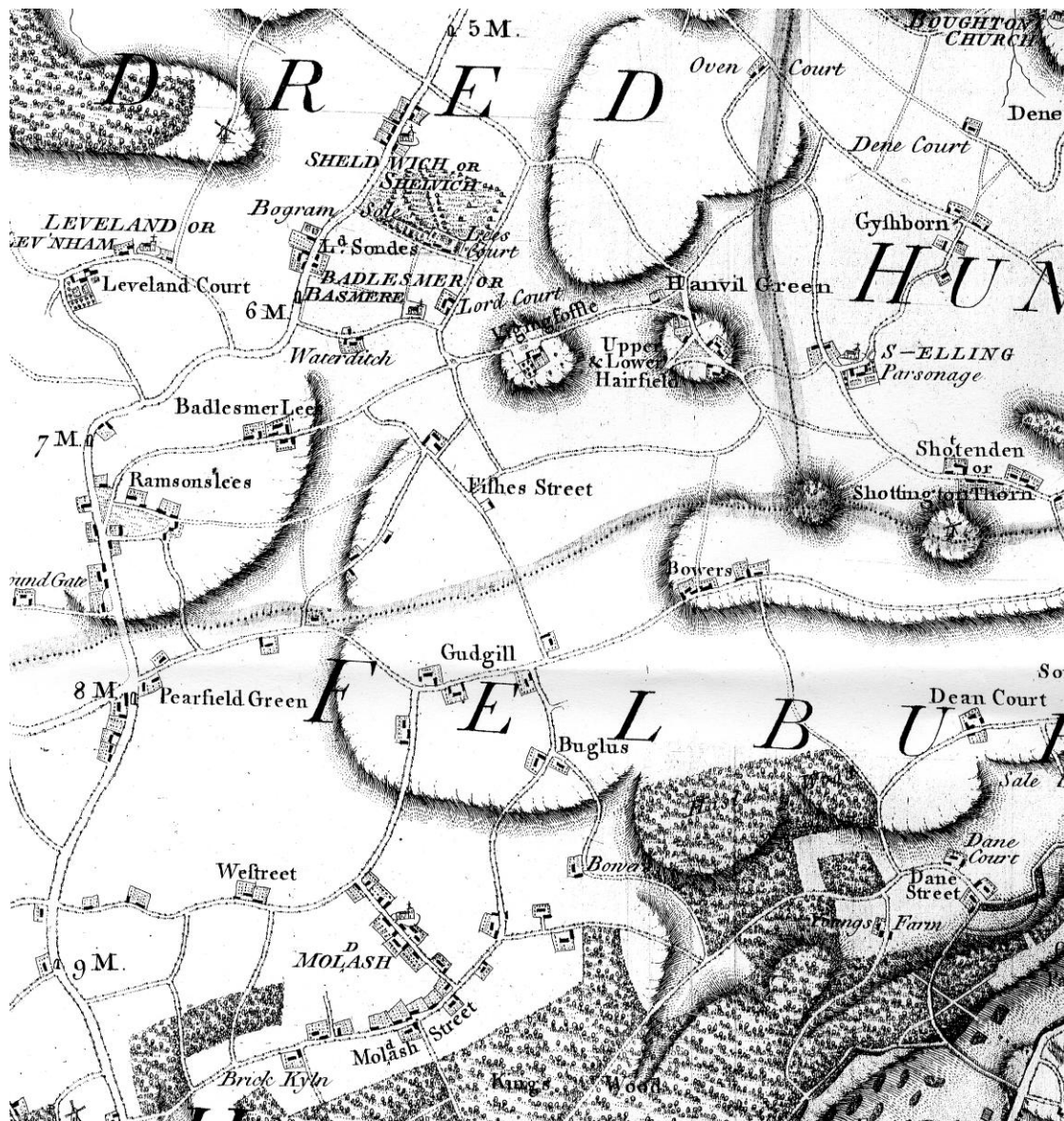


Figure 4: Andrews, Drury and Herbert's Topographical Map of the County of Kent, 1769

- 3.1.5 In 1798, in his History and Topographical Survey of the County of Kent, Edward Hasted describes Molash as comprising:

"about fifty houses, and two hundred and sixty-five inhabitants, the whole is much covered with coppice wood, mostly beech, with some little oak interspersed among it; the country is very hilly, and the soil of it very poor, being mostly an unfertile red earth, mixed with abundance of flints".

Figure 5: Tithe Map, 1842

Bagshot Cottage

3.1.6 Bagshot Cottage is located directly north of Molash. Unfortunately, no estate maps showing the presence of the cottage survive and the earliest map to provide documentary evidence of the cottage in its present location is Andrews, Drury and Herbert's Topographical Map of the County of Kent from 1769 (**Figure 4**). The next is the Tithe Map of 1842 (**Figure 5**), which shows a modest extension on the east side of the building, and a small, independent outbuilding to the south-east. By the 1st Edition Ordnance Survey of 1875 (**Figure 6**), the cottage is shown as being further extended on its east side and that the existing storage room has been added to on its north side, as has a narrow, probably lean-to structure on its south-west corner. The outbuilding is shown to have been removed by this time.

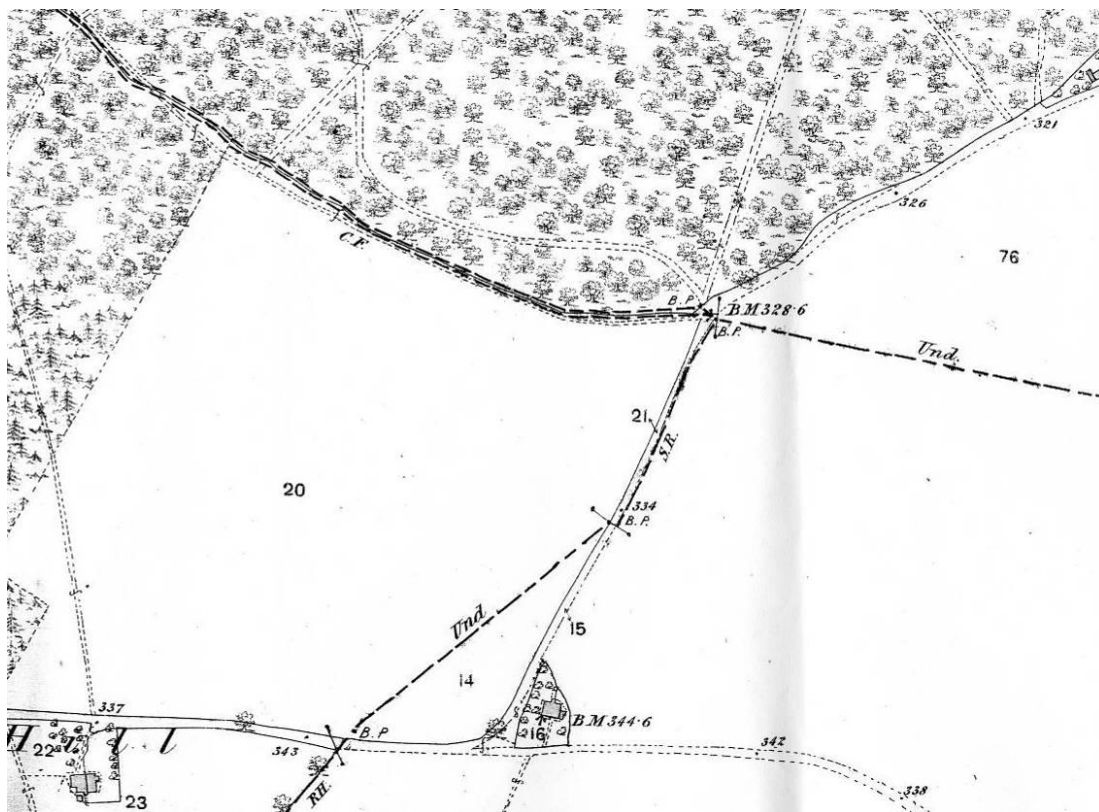


Figure 6: 1st Edition Ordnance Survey, 1875

- 3.1.7 Archives show that the cottage is likely to have formed a part of the Drylands Farm Estate, which in the 1750s comprised around 140 acres. Although the farm originally comprised over 200 acres, during the early 1800s land was sold off, yet for most of the period covered by surviving indentures etc., the farm continued to average 140 acres, representing a sizeable estate (for instance, the nearby parish of Sheldwich comprised 188 acres). Various family estate documents from the mid 1800s discuss the transfer of title of Drylands Farm and the schedules attached to these often note other associated cottages, without providing the names of these dwellings. Bagshot Cottage is therefore likely to be a relatively recent name.
- 3.1.8 In addition to the numerous changes that form a part of the building's eighteenth and nineteenth century evolution (see paragraph 3.1.6 above), it is clear from documentary evidence that the property has only recently undergone more extensive alteration. A 2004 consent exists for the *Partial demolition, rebuilding and refurbishment of Bagshot Cottage*; the main reason given for the decision being that the *works would protect the special character and appearance of the listed building (Appendix 2)*. Material provided in support of the application details both extensive loss and change.

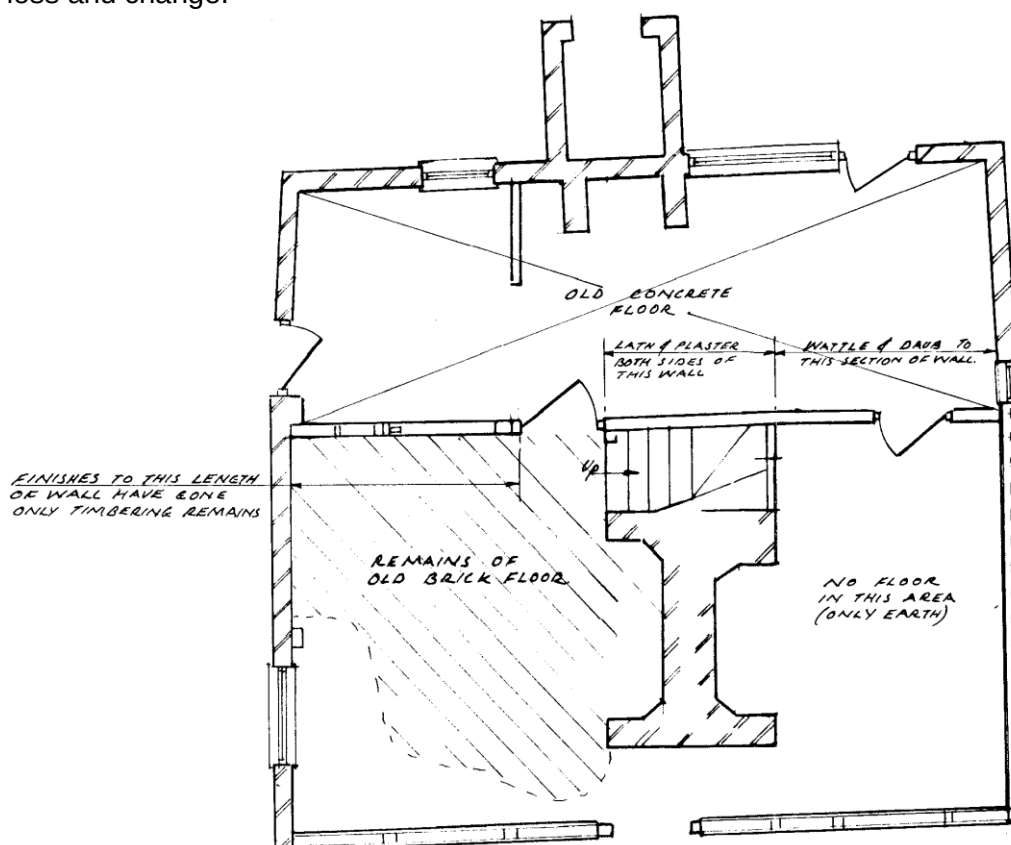


Figure 7: Existing Ground Floor Interior, 2004 Scheme

- 3.1.9 'Existing' drawings from the 2004 scheme illustrate a half-derelict, already half-renovated building, although no consents exist to reference the precise nature of those works already undertaken; perhaps being considered like-for-like repairs by the local authority. Notation to these drawings (**Figures 7 & 8**) describe an interior with concrete flooring to the rear lean-to; missing floor and wall finishes to the principal ground floor spaces; softwood rafters to the lean-to roof; structural failure between the main frame post and jowl; missing flooring at first floor level; and, recently new oak floor joists and spine beam, also at first floor level.

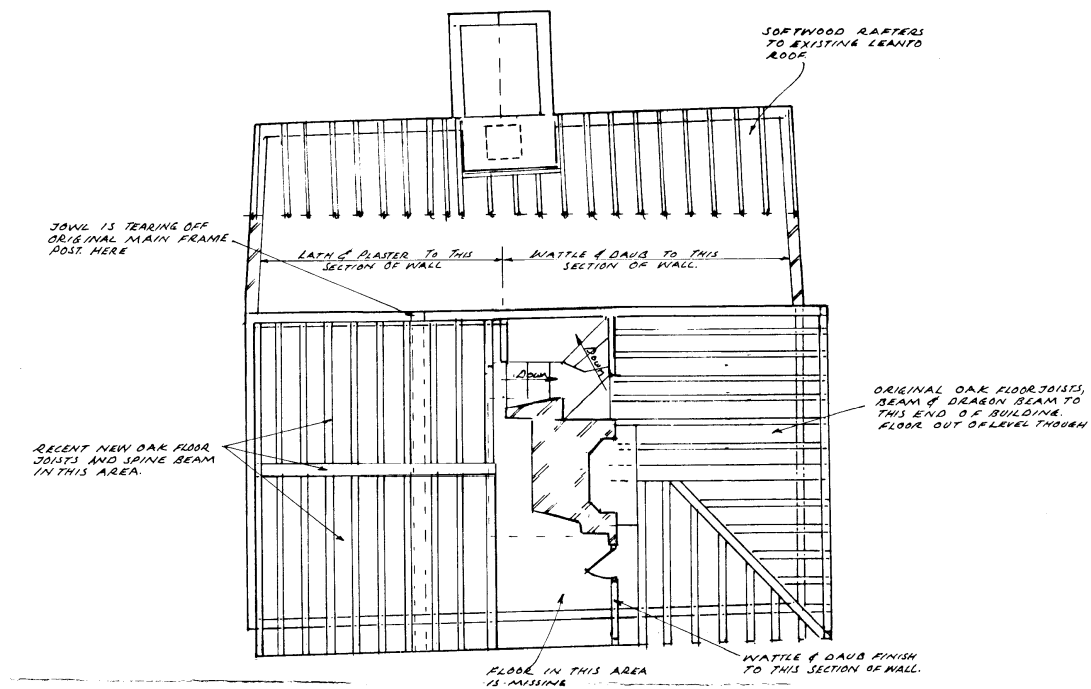


Figure 8: Existing First Floor Interior, 2004 Scheme

3.1.10 The exterior is described as being similarly incomplete (**Figures 9 & 10**). The storage room roof is noted to be covered with tarpaulin, indicating a poor state of repair or missing covering, whilst the principal roof's covering is noted to be entirely removed, with only a few scattered remnants of the original roof structure remaining. It is also noted that the original roof was replaced "*many years ago*" with pole rafters and softwood, both of which are noted to be in a very poor condition and weak. In support of such an interpretation, these rafters are recorded as being only 350mm, whilst sockets in the original wall plates are recorded as being nearer 500mm, indicating original rafters of larger dimensions.

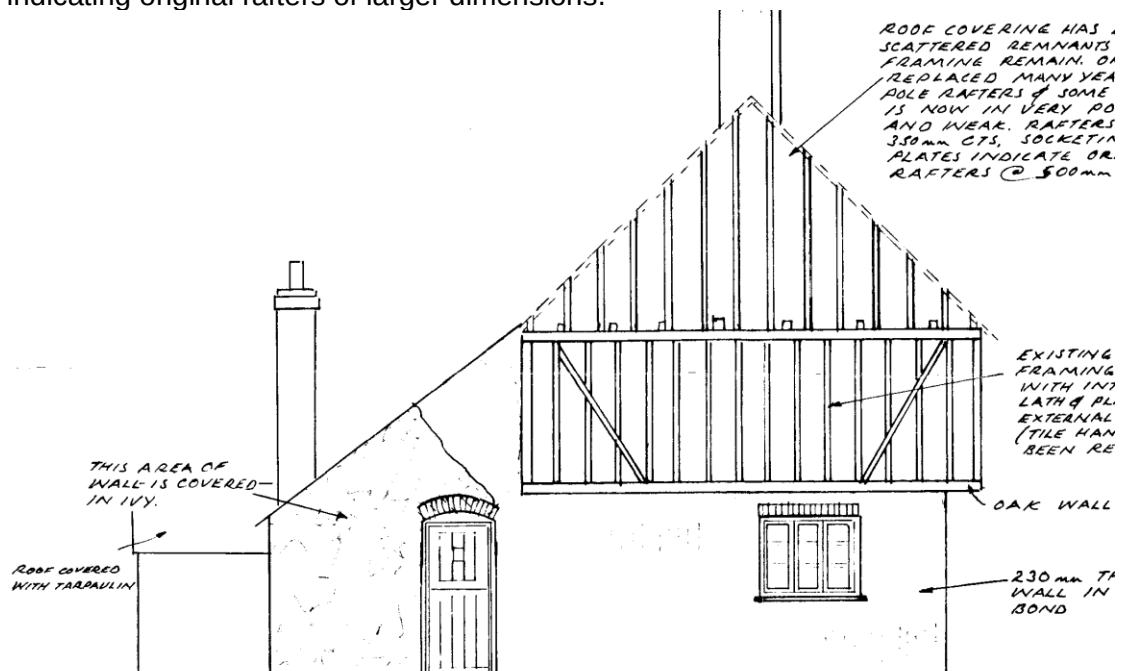


Figure 9: Existing North-West Elevation, 2004 Scheme

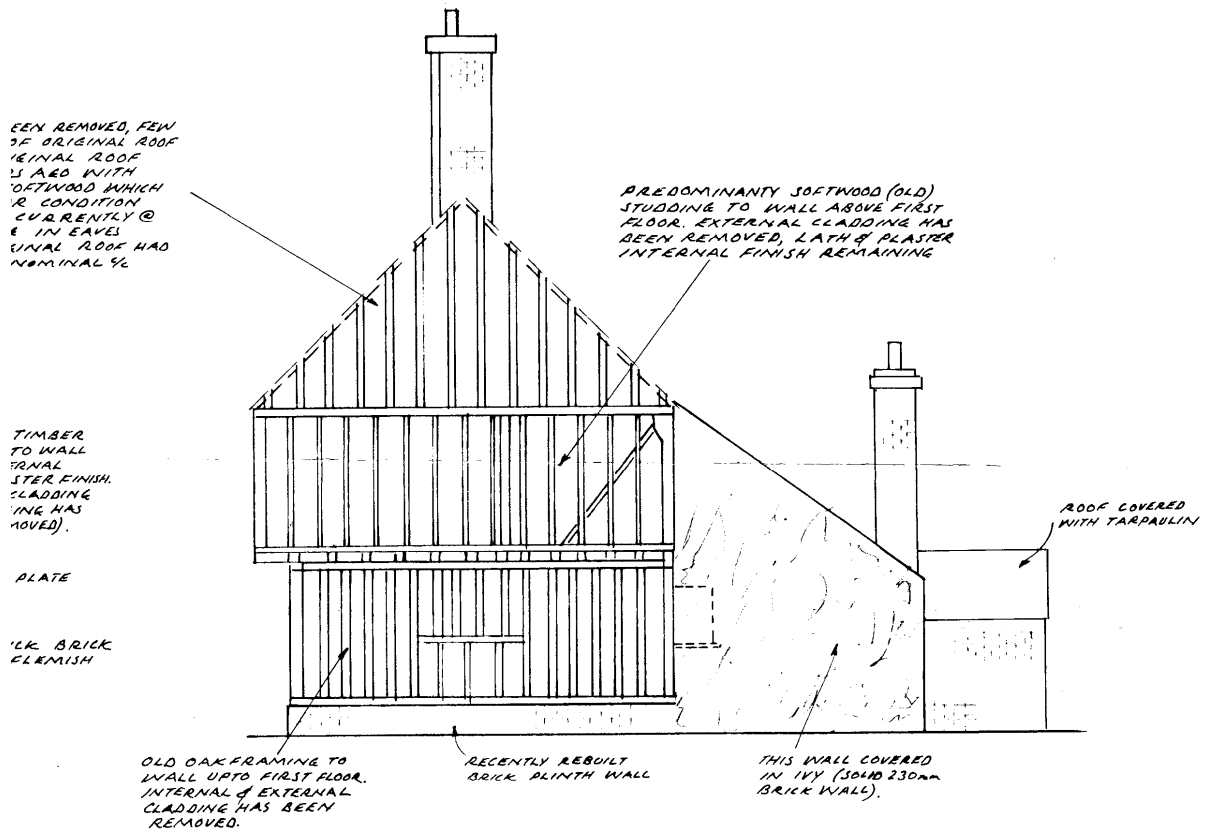


Figure 10: Existing South-East Elevation, 2004 Scheme

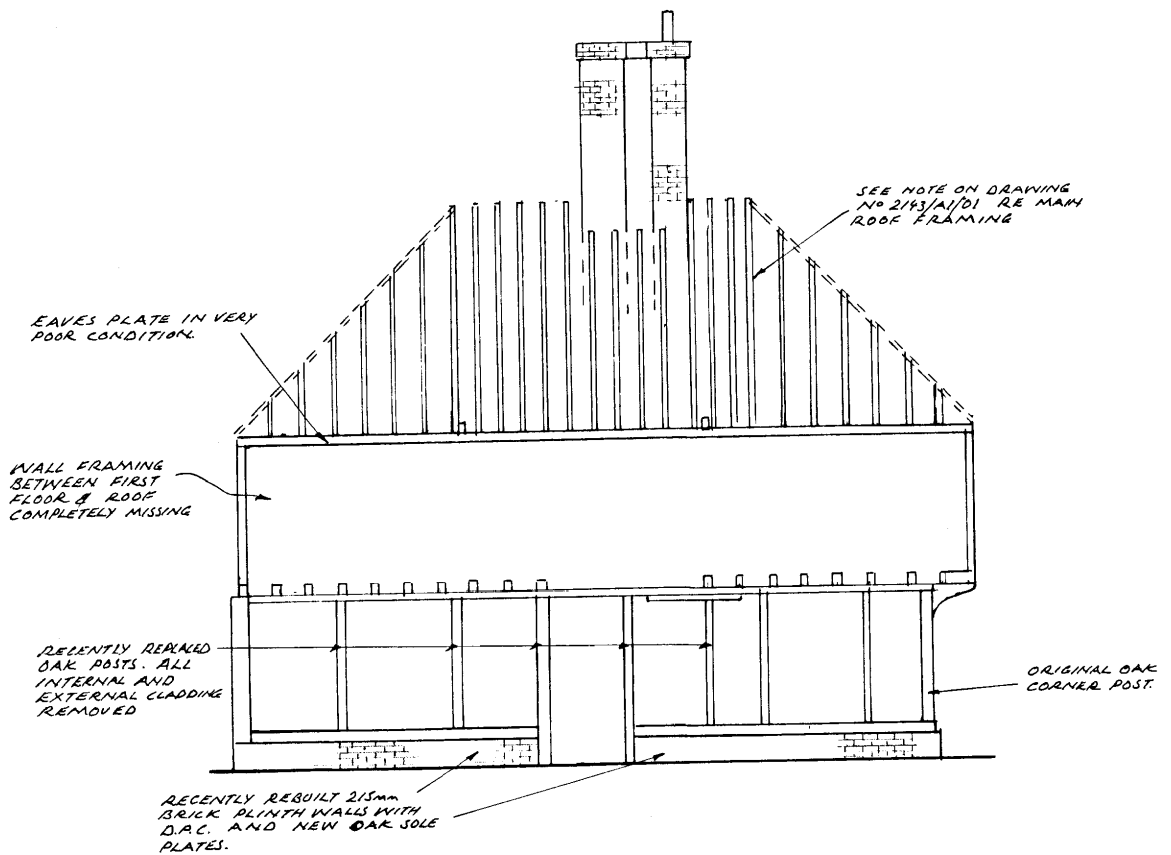


Figure 11: Existing South-West Elevation, 2004 Scheme

- 3.1.11 Hung tiles are also described as having been removed and the brick plinth to the south-east elevation as being recently rebuilt. The jettied first floor of this elevation is noted to comprise softwood in contrast to original oak framing elsewhere, whilst wall plates are noted to be in a very poor condition. To the south-west elevation (**Figure 11**), ground floor oak posts are described as being recently replaced, whilst framing between first floor and roof is described as completely missing. The lean-to roof on the north-east elevation is noted to have been recently felted and battened (**Figure 12**). Importantly, the late eighteenth/early nineteenth century extension on the south-east elevation that is today still shown on contemporary mapping, is not illustrated on any of the existing drawings.

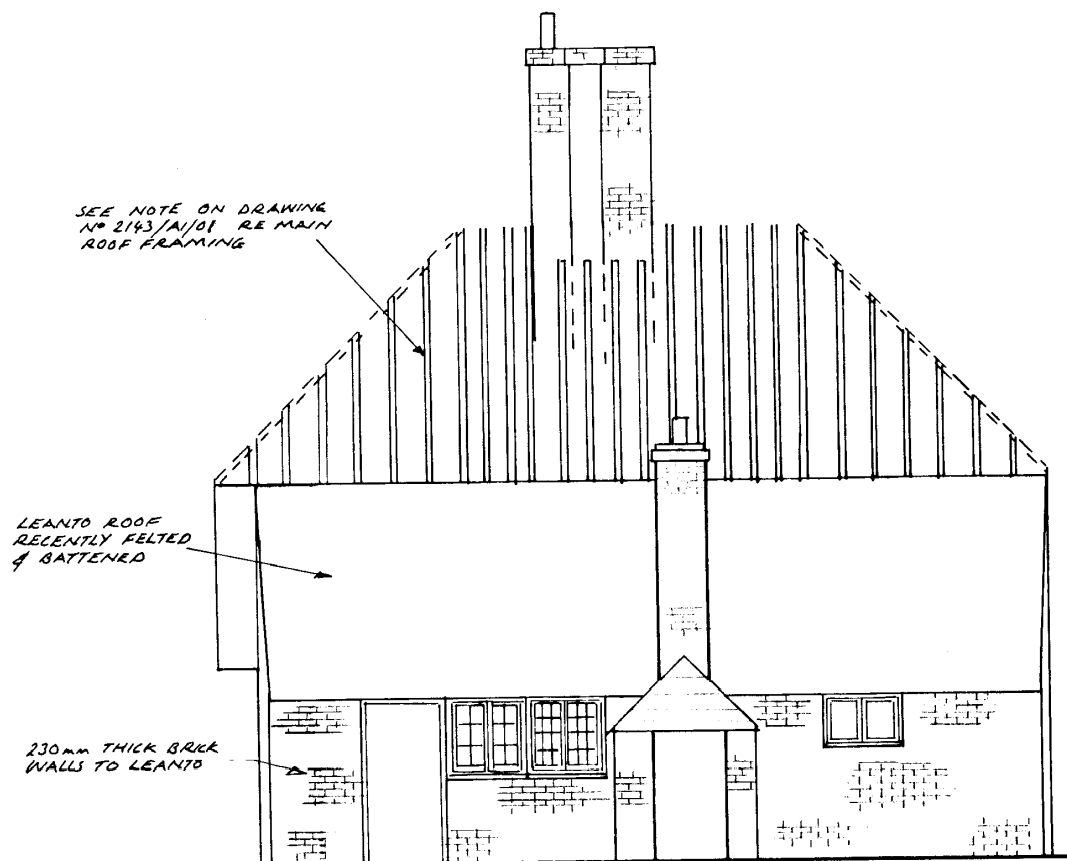


Figure 12: Existing North-East Elevation, 2004 Scheme

- 3.1.12 Made most clear by the existing drawings of 2004, is the fact that the 'continuous jetty' noted by the 1984 list description is now truncated and shown only to the south east and south-west elevations. The north-west elevation therefore has no jetty and a brick rather than weather-boarded ground floor level. Similarly, the dragon posts (i.e. plural) noted by the list description are now reduced to only one dragon post at the structure's southern corner. Given the 'recent' new oak floor joists (**see Figure 8**) noted by the existing first floor interior drawing of 2004, it is reasonable to assume that the dragon post on this side of the building was similarly removed within a period fairly recent to 2004. The two casements noted at each floor are also obviously missing.
- 3.1.13 In addition to changes identified above as being pre-2004, the application itself details extensive works of repair and re-instatement largely consistent with fabric comprising the property today. Although the local authority's archives hold only proposal drawings that were in general superseded (**Appendix 2**), without providing later, actually consented drawings, these give some idea of the extensive works of restoration required to both weatherproof and make habitable the - then - much

compromised surviving structure. If 2004 drawings and Bagshot Cottage today are compared it can therefore be seen that the property and its setting is far from integral or surviving intact, in terms of either its original sixteenth century form, or even later, seventeenth, eighteenth, nineteenth or twentieth century forms.

- 3.1.14 In contrast, it can be seen from documentary evidence alone that the property comprises not only sixteenth century fabric, but as noted, also comprises and/or evidences other, later phases from at least the eighteenth, nineteenth, twentieth and twenty-first centuries. The most significant of these would appear to be the most recent and entail the property's dereliction over the twentieth and twenty first centuries, and subsequent reinstatement, both preceding and following the 2004 application for listed building consent. Such an evolution is typical of rural buildings of this type, which will regularly and often change according to the requirements of the current occupant, and which, in the final analysis, will be considered a part of the building's special interest. The property and its setting cannot therefore be regarded as being relatively unaltered, whilst such an evolution should be considered an integral part of its significance.

3.1 The Listed Building

The List Description

- 4.1.1 The list description for Bagshot Cottage (**Figure 13**) is succinct. The building is noted to be a sixteenth century house, timber framed and tile hung on first floor, with a plain tile roof. Constructed to two storeys with a continuous jetty supported on dragon posts (**Figure 14**), the whole is surmounted by a hipped roof and central chimney stack. Two wood casements are noted to each floor, as is a central boarded door. The numerous alterations undertaken since the sixteenth century and discussed above are not taken into account and in general, the description is not detailed.



Figure 13: Bagshot Cottage, Front Elevation

- 4.1.2 It is clear from the building's exterior that it is constructed to two storeys, is timber framed, and tile hung to first floor with a plain tile hipped roof and central chimney stack. As noted however, the described jetty is not continuous whilst the north-west elevation has a brick rather than weather-boarded ground floor elevation. Given the glazed-headed Flemish bond to this elevation, with exposed headers burned so they are vitrified to a black glaze (**Figure 15**), this is likely to date to the early eighteenth century, when such an effect was popular. This represents a still further phase not necessarily identifiable or made clear by documentary or map-based evidence. The soldier-course window arch in this elevation is also likely to be fairly recent (twentieth century) and probably replaces a window arch comprising a simple timber lintel.



Figure 14: Dragon Post **Figure 15: Glazed-Headed Flemish Bond**

- 4.1.3 Similarly, the one storey lean-to to the rear is also considered to date to the eighteenth century, given its hand-made brick and Flemish bond (**Figure 16**). It is difficult to establish whether or not this is slightly earlier, later or contemporary to the principal building's north-west elevation, which may have a more elaborate bond due to its position on the main house. Constructed in an English bond, the north-west elevation of the one storey lean-to however (**Figure 17**), was rebuilt in the nineteenth century of a darker, purple/brown brick and has a door set into this with a segmental or cambered arch, again indicating a later than eighteenth century provenance.



Figure 16: Flemish Bond (to jetty level) **Figure 17: English Bond, Segmental Arch**

- 4.1.4 To the south-east elevation is a timber mullioned window (**Figure 18**), which, although shown by the 2004 as-existing drawings, is also not mentioned by the list description. Individual mullions would originally have been of diamond profile, but are now adapted and/or thickened to accommodate glass lights. In accordance with the 2004 'proposed' drawings, the two casements noted by the list description have now been added to by a third, central casement (**Figure 19**). In the north-east elevation, to

the right of the small projecting storage room, is a full-height panel of rebuilt brickwork, surmounted by a small casement window, likely to indicate a reconfigured entrance.



Figure 18: Timber Mullioned Window



Figure 19: Additional Central Casement Window

- 4.1.5 Coming to the structure's interior, the kitchen is most revealing concerning the long evolution of the building. Here can be seen the original north-east elevation comprising timber-framing with wattle and daub panels. A number of further timber mullioned windows illustrate its former role as an exterior elevation (**Figure 20**). The south-east elevation can be more plainly seen to be eighteenth century given its internal brickwork and window's timber lintel, whilst the lean-to extension's roof structure can also be seen to comprise a variety of re-used timbers from a number of periods. An internal (now) dividing wall of timber framing at the north end of the kitchen indicates a still earlier extension (sixteenth/seventeenth century), now subsumed into the eighteenth century addition (**Figure 21**).



Figure 20: Former Exterior Elevation



Figure 21: Former Extension Wall



Figure 22: Chimney Stack, Stairwell



Figure 23: Stair

- 4.1.6 As indicated by the list description, the chimney is a principal feature (**Figure 22**), perhaps more so in terms of the interior, the spaces being arranged around this central, consistently prominent structure, the stair turning around this on its north-east side (**Figure 23**). As such, fireplaces are a similarly consistent feature or focus in each room, although given the vernacular nature of the property these are of a variety of characters according to their locations (**Figures 24 & 25**). Whilst large, that to the room currently used as a dining room is spanned by a simple bressumer (a model repeated upstairs), whilst that to the room currently used as a lounge is more elaborate, with a Tudor arch originally in moulded brick, although this is now stuccoed or rendered over.



Figure 24: Fireplace with Bressumer



Figure 25: Fireplace with Moulding

- 4.1.7 As discussed above in Section 3, timber framed elements of the structure have been extensively replaced, this being most clear to the interior. Whilst the lounge exhibits the original dragon post configuration (**Figure 26**), much of the dining room framing can be seen to have been entirely replaced (**Figure 27**). This replacement is similarly extensive throughout the roof structure at upper levels where a variety of old and (mostly) new timbers comprise the frame (**Figures 28 & 29**). This mix of fabric most clearly represents the extent and nature of reinstatement required as part of the 2004

application and subsequent listed building consent, although given the equally extensive survival of original features, a conservation-led approach is suggested and this work would perhaps appear to have been wholly necessary.



Figure 26: Dragon Post Configuration **Figure 27: Replaced Framing**



Figure 28: Old & New Timbers **Figure 29: New Roof Structure**

- 4.1.8 In accordance with conclusions drawn from documentary evidence, it is again made clear from an analysis of the fabric itself that the original sixteenth century building is much altered and the property now comprises a number of additional phases. The most extensive of these in terms of original or later historic fabric - and therefore having the greatest implications in terms of impacts upon the significance of that fabric - are those from 2004. Although of a varying quality and success (it would appear that works were undertaken by a number of different contractors), some attempt has been made to render these works of restoration and/or reinstatement appropriate to original fabric, and therefore a conservation-led approach has been implemented. However, it is again clear that the original building is far from unaltered and that its evolution has continued over several centuries and into more recent years.

6.1 Summary

- 6.1.1 It can be seen from documentary evidence alone that the property comprises not only sixteenth century fabric, but also comprises other, later phases from at least the eighteenth, nineteenth, twentieth and twenty-first centuries. The most significant of these would appear to be the most recent and entail the property's dereliction over the twentieth and twenty first centuries, and subsequent reinstatement, both preceding and following the 2004 application for listed building consent. Such an evolution is typical of rural buildings of this type, which will regularly and often change according to the requirements of the current occupant, and which, in the final analysis, will be considered a part of the building's special interest. The property and its setting cannot therefore be regarded as being relatively unaltered, whilst such an evolution should be considered an integral part of its significance.
- 6.1.2 Such an interpretation is again made clear from an analysis of the fabric itself. The original sixteenth century building is much altered and the property now comprises a number of additional phases. The most extensive of these in terms of original and later, historic fabric - therefore having the greatest implications in terms of impacts upon the significance of that fabric - are those from 2004. Although of a varying quality and success (it would appear that works were undertaken by a number of different contractors), some attempt has been made to render these works of restoration and reinstatement appropriate to original fabric, and therefore a conservation-led approach has been implemented. However, it is again clear that the original building is far from unaltered and that its evolution has continued over several centuries and into more recent years.
- 6.1.3 Proposals are considered successful in terms of conserving the designated heritage asset, being without any direct loss of physical fabric, and carefully designed in order to mitigate the impact of any perceived visual impact. Being of a high quality, contemporary design, it is considered that proposals would enhance the existing building whilst appropriately progressing its evolution, currently constituting much of its special interest. It is found that, whilst of significance, in its present form the building is not particularly important or sensitive to change and has already accommodated many alterations without further loss to that significance. It is also demonstrated that – comprising a less important eighteenth century lean-to extension and being most distant from the main road – the location proposed is by far the most appropriate.

7.0 Sources

Bibliography

HASTEDS, E., 1797, The History and Topographical Survey of the County of Kent

Record Office Documents

Abstract of title to Knight Estate in Molash, etc. – U791/E28

Drylands and Pontus Farms – U791/T161/1, /2 and /3

Appendix 1 – List Description

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TR 05 SW MOLASH WELLHOUSE LANE
(north side)

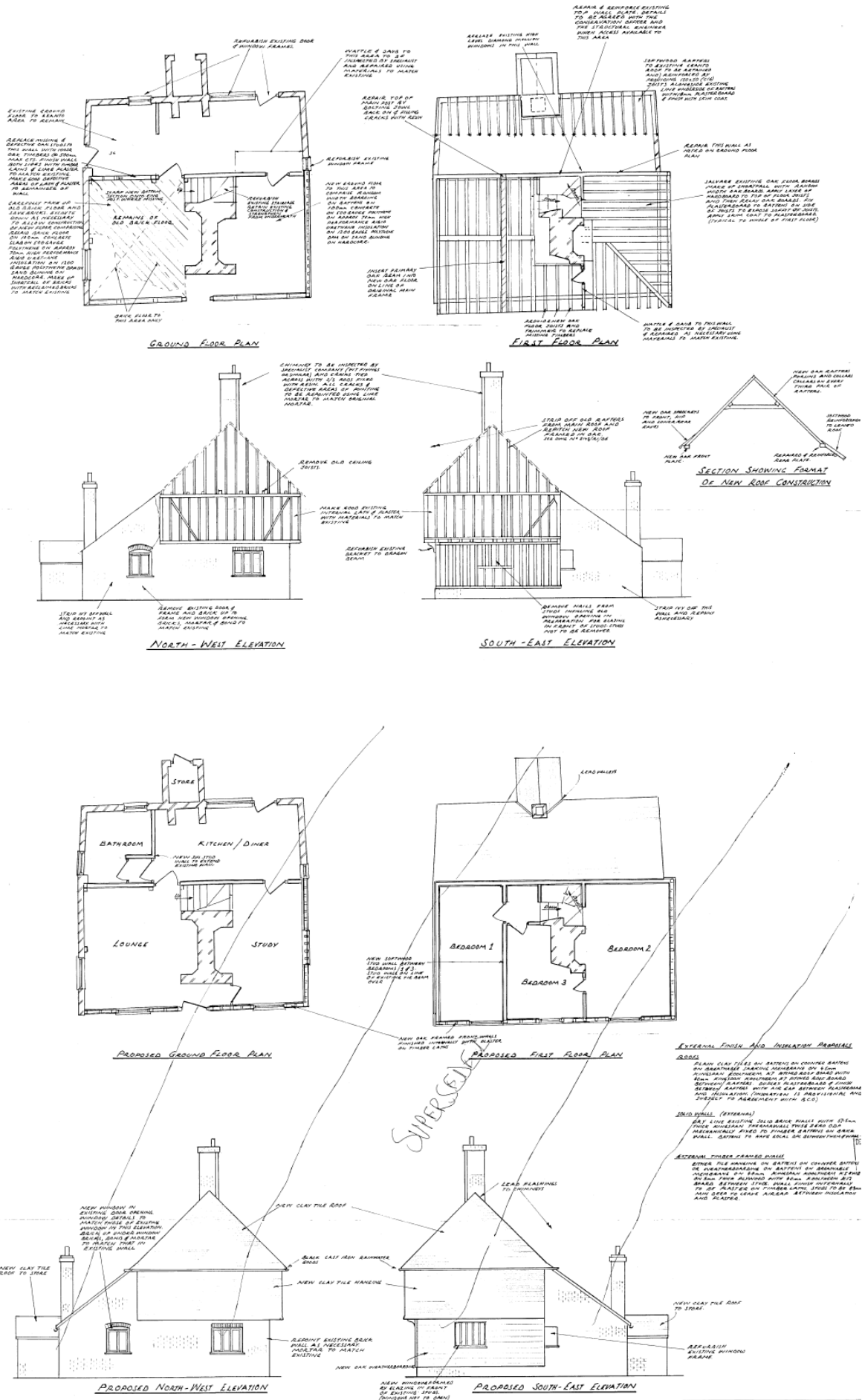
3/25 Bagshot Cottage

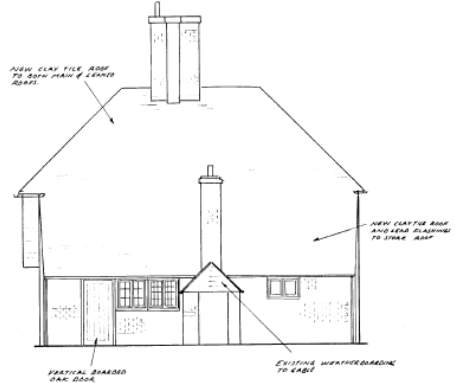
II

House. C16. Timber framed and clad with weatherboard on ground floor and tile hung on first floor. Plain tile roof. Two storeys, and continuous first floor jetty supported on dragon posts, hipped roof and central stack. Two wood casements to each floor. Central board door.

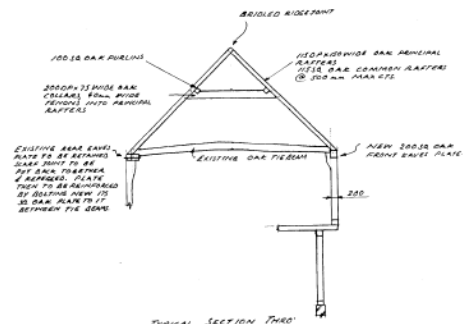
Listing NGR: TR0185453585

Appendix 2 - Proposal Drawings, 2004 Scheme

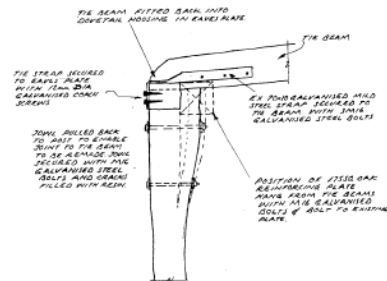




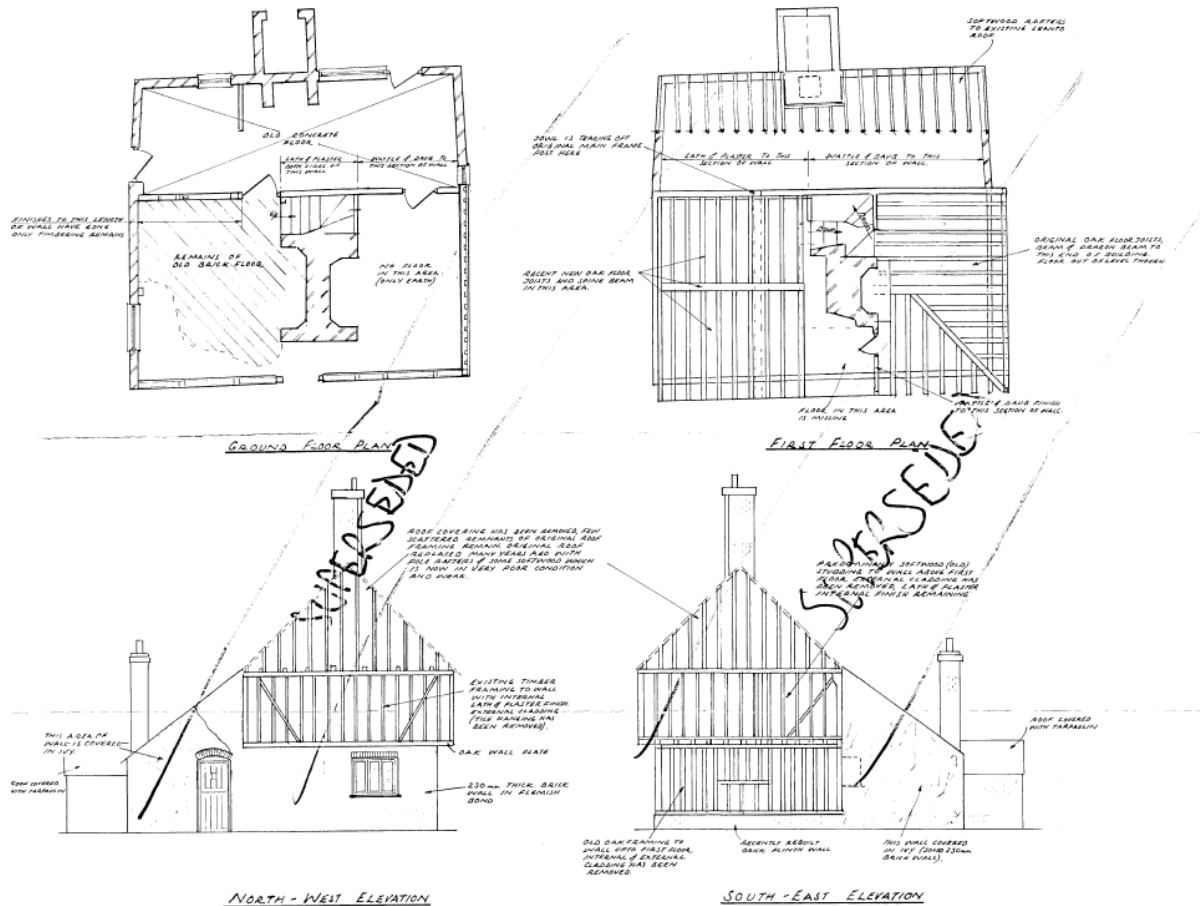
PROPOSED NORTH-EAST ELEVATION

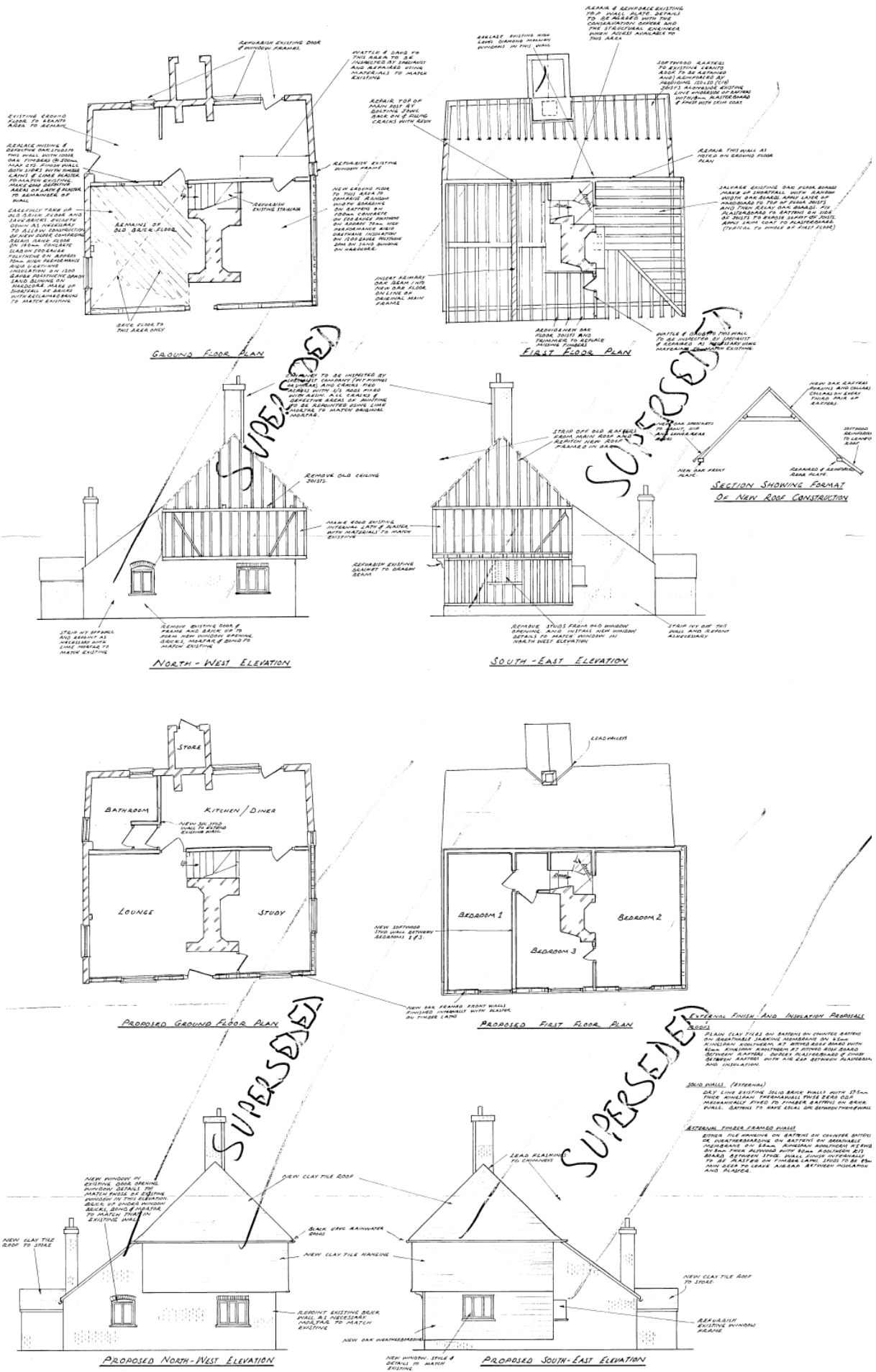


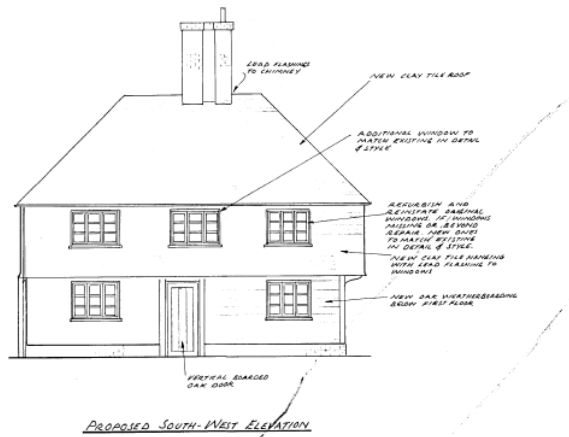
TYPICAL SECTION THRO
ROOF & FRONT WALL



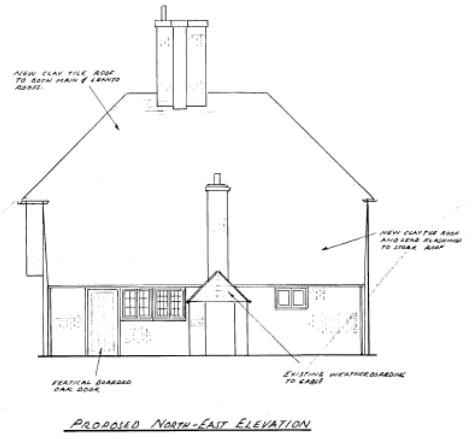
DETAIL OF REPAIR TO
TOP OF JOWL POSTS







SUPERSEDED



SUPERSEDED