

Case Name: Ha-Ha and folly in the Grounds of Boughton Mount, Boughton Monchelsea

Case Number: 477098

Background

We have been asked to assess the ha-ha and the folly in the grounds of Boughton Mount for statutory listing.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	EH Recommendation
1	1413736	Ha Ha with footbridge in the grounds of Boughton Mount	Listing	Add to List
2	1413737	Folly in the Grounds of Boughton Mount	Listing	Add to List

Visits

Date	Visit Type
06 February 2013	External only

Context

The 1970s buildings of a special school which were built on the site of the main house are no longer in use and the future of the site is uncertain.

Neither the ha-ha nor folly group with any listed buildings, they are not situated within a designated conservation area or within an Area of Outstanding Natural Beauty.

Assessment

CONSULTATION

The Local Authority responded that they had nothing to add to the factual details but that they would support the listing of these two structures which had associations with two local figures of importance, although the main house had unfortunately been lost. A parallel was drawn with ha-has at Vinters Park in Boxley, also of similar character and relating to a now demolished house. Kent County Council responded that the folly and ha-ha were not shown on the Ordnance Survey drawing of 1797 but that both appeared on the Tithe map for Boughton Monchelsea. The map is not dated but the award is dated 1842. The History section for both buildings has been amended to provide this map evidence. No further responses were received.

1. FOLLY IN THE GROUNDS OF BOUGHTON MOUNT

CRITERIA

There is a general principle that before 1700, all buildings which contains a significant proportion of their original fabric are listed and from 1700 to 1840, most buildings are listed. After 1840 greater selection is necessary and only buildings of clear special interest as judged against the published principles of selection will be listed. Both the ha-ha and folly at Boughton Mount are not shown on an Ordnance Survey drawing of 1797 but appear of a Tithe map of circa 1842, suggesting that both were constructed in the early C19. The

April 2011 Listing Selection Guide for Garden and Park Structures includes follies, which were often were buildings designed for pleasure which sometimes also had a utilitarian use.

DISCUSSION

It is not easy to discover the original purpose of this building. It is a whole building in 'Gothick' style rather than romantic ruins or an 'eyecatcher', although it resembles a church with a squat tower. It is rather plain to have been built as a hermitage and would have been situated too near the principal rooms of the main house to have housed any retainer in its solitary room. It is not on an elevated position suitable to position a belvedere or gazebo and only has one small high window. It is most likely to have been a summer house as it is positioned on the top lawn, although it may possibly have had a more utilitarian function.

It is an early C19 garden building constructed of random rubble Kentish ragstone from local quarries with a higher central squat tower with dogtooth cornice and has a pointed arched window on the west side. The building appears intact apart from the exterior blocking of two arched entrances. Because the entrances have been bricked up it was not possible to inspect the interior but photographs show an arched internal north passage roof with rough projecting stones, a circular roof aperture and an internal chamber.

The folly has strong group value with the ha-ha to its south in the grounds of Boughton Mount, which is also being assessed for statutory listing. It also has historic interest as one of the surviving garden structures from Boughton Mount, which was one of the principal seats of Boughton Monchelsea since the reign of Queen Elizabeth I. Since the main house was destroyed by fire after World War II it is one of the only reminders of Boughton Mount's long and interesting history and the connexion with John Braddick .

For the reasons rehearsed above the folly in the grounds of Boughton Mount meets the statutory listing criteria and is recommended for listing at Grade II.

CONCLUSION

Having reviewed all the available evidence the criteria for listing are fulfilled.

REASONS FOR DESIGNATION DECISION

The folly in the grounds of Boughton Mount, an early C19 Kentish ragstone garden building in 'Gothick' style, is recommended for statutory listing at Grade II for the following principal reasons:

- * Date: early C19 from map evidence;
- * Architectural interest: an early C19 'Gothick' style garden building in Kentish ragstone rubble resembling a church with a squat square tower;
- * Intactness: appears substantially intact apart from bricked up entrances;
- * Group value: groups with the ha-ha wall to the south currently also being assessed for statutory listing;

- * Historic interest: it is a surviving garden feature from Boughton Mount which was one of the principal seats of Boughton Monchelsea. Following the loss of the main house by fire after World War II it is one of the only reminders of Boughton Mount's long and interesting history and its connexion with John Braddick, a prominent local figure.

2. HA-HA IN THE GROUNDS OF BOUGHTON MOUNT

CRITERIA

There is a general principle that before 1700, all buildings which contains a significant proportion of their original fabric are listed and from 1700 to 1840, most buildings are listed. After 1840 greater selection is necessary and only buildings of clear special interest as judged against the published principles of selection will be listed. Both the ha-ha and folly at Boughton Mount are not shown on an Ordnance Survey drawing of 1797 but appear on a Tithe map of circa 1842, suggesting that both were constructed in the early C19. Ha-has or ditches, usually with a masonry or brick near-vertical inner face, first appeared in England in the C17, providing long unimpeded views from a house and garden to the wider landscape, and had the utilitarian function of keeping stock from the pleasure grounds around a house without the need for intrusive fencing. The published April 2011 Listing Selection Guide for Garden and Park Structures states that early or monumental examples may be listable, as will those with strong group value.

DISCUSSION

The ha-ha in the grounds at Boughton Mount appears from map evidence to have been built in the early C19 and was probably built by John Braddick, whose fortune was made in the slave trade and who owned Boughton Mount at this time. Although the early C19 is not a particularly early date for a ha-ha, the structure is clearly monumental in scale as it reaches a height of about 10 feet (3m). Comparison of this structure with listed ha-has on the Images of England site shows that they were rarely over 5 feet in height.

It is a substantially intact early C19 ha-ha built of large Squared Kentish ragstone blocks from local quarries, which also adds to its monumental quality. It gains additional interest from the footbridge constructed over the ditch between 1897 and 1908, of green sandstone with balusters, coping and carved end piers, to improve a perambulation through the grounds.

The ha-ha has strong group value with the folly to its north and east in the grounds of Boughton Mount also being assessed for statutory listing. It also has historic interest as one of the surviving garden structures from Boughton Mount, which was one of the principal seats of Boughton Monchelsea since at least the reign of Queen Elizabeth I. Since the main house was destroyed by fire after World War II it is one of the only reminders of Boughton Mount's long and interesting history.

There is a precedent for listing a ha-ha even though the main house no longer exists, and it is also situated within Maidstone District. Two ha-has which formerly surrounded Vinters Park in Boxley Parish are listed at Grade II. These ha-has are described as C18 and are therefore probably earlier than the one at Boughton Mount. However they only reach a height of five feet so the Boughton Mount example, which rises to about ten feet, is more monumental in scale.

The ha-ha in the garden at Boughton Mount meets the listing criteria and is recommended for statutory listing at Grade II.

CONCLUSION

Having reviewed all the available evidence the criteria for listing are fulfilled.

REASONS FOR DESIGNATION DECISION

The ha-ha in the grounds of Boughton Mount, built in the early C19 probably by slave trader John Braddick with a stone bridge over the ditch added by 1908 by George Foster Clark, is recommended for statutory listing at Grade II for the following principal reasons:

- * Date: early C19 from map evidence;
- * Monumental scale: it rises to ten feet (3m) in height on the south side, very high for a ha-ha wall;
- * Intactness: it survives substantially intact with the additional interest of an Edwardian green sandstone footbridge over the ditch;
- * Group Value: it has group value with the folly in the grounds of Boughton Mount;
- * Historic interest; it is a surviving garden feature from Boughton Mount which was one of the principal seats of Boughton Monchelsea. Following the loss of the main house to fire after World War II it is one of the only reminders of Boughton Mount's long and interesting history and its connection with John Braddick and George Foster Clark, two prominent local figures.

Countersigning comments:

Agreed. Two garden features - a ha-ha and folly - formerly associated with Boughton Mount (now lost) are recommended for listing at Grade II. Both are probably early C19, and are well built in local stone. The ha-ha is particularly notable for its monumental scale. They also have strong group value with each other.

V. Fiorato, 14th March 2013

Annex 1**List Entry****List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Ha Ha with footbridge in the grounds of Boughton Mount

List Entry Number: 1413736

Location

Maidstone D O S, Boughton Lane, Boughton Monchelsea, Maidstone, ME17 4NAKCC Social Services Centre (closed), Boughton Mount, Boughton Lane, Boughton Monchelsea, Maidstone ME17 4NA,

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Kent	Maidstone	District Authority	Boughton Monchelsea

National Park: Not applicable to this List entry.

Grade: II

Date first listed:

Date of most recent amendment:

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Not applicable to this List entry.

Legacy Number: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

Ha-ha, probably early C19 with a late C19/early C20 footbridge addition.

Reasons for Designation

The ha-ha with footbridge in the grounds of Boughton Mount is listed for the following principal reasons:

- * Date: early C19 date from map evidence;
- * Monumental Scale: it rises to ten feet in height on the south side, very high for a ha-ha wall;
- * Intactness: it survives substantially intact with the additional interest of an Edwardian green sandstone footbridge over the ditch;
- * Group Value: it has group value with the folly in the grounds of Boughton Mount;

* Historic interest; it is a surviving garden feature from Boughton Mount which was one of the principal seats in Boughton Monchelsea from at least the C16. Since the fire destroyed the main house it is one of the only reminders of Boughton Mount's long and interesting history and connection with John Braddick and George Foster Clark, two prominent local figures.

History

Volume 5 of Edward Hasted's *The History and Topographical Survey of the County of Kent* (published in 1798) mentions Boughton Mount, formerly called Wychden, as a seat in Boughton Monchelsea which was the property of John Alchorne of Aylesford in the reign of Queen Elizabeth. By 1798 the property was in the occupation of E. J. Foote, Esq. of the Royal Navy.

In the early C19 the estate was owned by John Braddick, who had made a fortune out of the slave trade. He was reputed to have fattened up the slaves in his cellars for sale on the London auction block. The estate was still owned by the Braddick family in the 1890s.

In 1901 the estate was bought by George Foster Clark, who had founded a Maidstone factory which manufactured custard powder. He became Mayor of Maidstone in 1916. His son Eric, an observer with the Royal Flying Corps, was killed in a plane crash on 1st January 1917. George Foster Clark declined a knighthood from Stanley Baldwin in 1925 and the family bequeathed much of their land for educational purposes, including Boughton Mount.

The ha-ha situated to the south of the main house is not shown on the Ordnance Survey drawing of 1797 but appears on the Tithe Map for Boughton Monchelsea. The map is not dated but the Tithe Award is dated 1842. It is shown on the First Edition six inch Ordnance Survey map of 1870 and appears also on the 1885 and 1897 25 inch sheets without change. However, by the 1908 Third Edition 25 inch map of 1908 a bridge is shown for the first time crossing the ditch and wall and a path is shown along the boundaries of the land to the south of the house.

The main house, whether the building mentioned by Hasted or a successor on the same site, was lost in a fire shortly after the Second World War. In the 1970s a Special School and Adult Training Centre was built on the site but these buildings became disused in the first decade after the millennium.

Details

A ha-ha, probably of early C19 date, shown on Tithe Map for Boughton Monchelsea and built by the Braddick family. A bridge was added between 1897 and 1908 towards the western end.

MATERIALS: built of squared Kentish ragstone blocks from local quarries with green sandstone balustrades to the bridge.

PLAN: the ha-ha wall is elliptical on plan and was sited to the south-east of the main house forming a boundary to the upper lawn. Later a bridge was added over the ditch on the south side towards the western end.

DESCRIPTION: the ha-ha wall reaches a height of approximately ten feet (3m) on the south side, is battered towards the base, and has stone steps at the sides leading down to the ditch. Formerly there was a stone balustrade but this is no longer visible. Towards the western end is a flat-arched bridge over the ditch with stone balusters, carved stone coping, carved stone end piers and central stone supporting piers.

Selected Sources

None.

Map**National Grid Reference:** TQ7696852180

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1413736_1.pdf

Annex 2**List Entry****List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Folly in the Grounds of Boughton Mount

List Entry Number: 1413737

Location

Maidstone D O S, Boughton Lane, Boughton Monchelsea, Maidstone, ME17 4NAKCC Social Services Centre (closed), Boughton Mount, Boughton Lane, Boughton Monchelsea, Maidstone ME17 4NA,

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
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National Park: Not applicable to this List entry.

Grade: II

Date first listed:

Date of most recent amendment:

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Not applicable to this List entry.

Legacy Number: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Garden building, possibly a summer house, in the Gothick style, probably early C19.

Reasons for Designation

The folly in the grounds of Boughton Mount is listed for the following principal reasons:

- * Date: early C19 from map evidence;
- * Architectural interest: an early C19 'Gothick' style garden building in Kentish ragstone rubble, resembling a church with a squat square tower;
- * Intactness: appears substantially intact apart from bricked up entrances;
- * Group value: groups with the ha-ha wall to the south;
- * Historic interest: it is a surviving garden feature from Boughton Mount which was one of the principal seats of Boughton Monchelsea. Following the loss of the main house to fire after World War II it is one of the only reminders of Boughton Mount's long and interesting history and its connexion with John Braddick, a prominent local figure.

History

Volume 5 of Edward Hasted's 'The History and Topographical Survey of the County of Kent' (published in 1798) mentioned Boughton Mount, formerly called Wychden, as a seat in Boughton Monchelsea which was the property of John Alchorne of Aylesford in the reign of Queen Elizabeth. By 1798 the property was in the occupation of E. J. Foote, Esq. of the Royal Navy.

In the early C19 the estate was owned by John Braddick, who had made a fortune out of the slave trade. He was reputed to have fattened up the slaves in his cellars for sale on the London auction block. In the 1890s the estate was still owned by the Braddick family.

In 1901 the estate was bought by George Foster Clark, who had founded a Maidstone factory which manufactured custard powder. He became Mayor of Maidstone in 1916. His son Eric, an observer with the Royal Flying Corps, was killed in a plane crash on 1st January 1917. George Foster Clark declined a knighthood from Stanley Baldwin in 1925 and the family bequeathed much of their land for educational purposes, including Boughton Mount.

This large garden folly is not shown on the Ordnance Survey drawing of 1797 but appears on the Tithe Map of Boughton Monchelsea. The map is not dated but the Tithe Award is of 1842. It is subsequently shown on the six inch Ordnance Survey of 1870 and editions of the 25 inch Ordnance Survey maps from 1885 onwards.

The main house, whether the building mentioned by Hasted or its successor on the same site, was lost in a fire shortly after the Second World War. In the 1970s a Special School and Adult Training Centre was built on the site but these buildings became disused in the first decade after the millennium.

Details

Early C19 'Gothick' style garden building, possibly a summer house. Built when the Braddick family owned Boughton Mount.

MATERIALS: it is constructed of random rubble Kentish ragstone from local quarries.

PLAN: L-shaped in plan with a higher central square tower.

EXTERIOR: the north side has a taller central section with a dogtooth cornice, a band consisting of a course of projecting stone rubble and a number of putlog holes. The east side has two pointed arched entrances which have been blocked in late C20 or early C21 brickwork. The west side has a small round-headed window opening mainly blocked in brick. The exterior was partly concealed by vegetation at the time of survey.

INTERIOR: photographs show an arched internal north passage roof with rough projecting stones, a circular roof aperture and an internal chamber.

Selected Sources

None.

Map**National Grid Reference:** TQ7692652209

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1413737_1.pdf