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**BARNS AT QUEEN COURT FARM,
WATER LANE, OSPRINGE,
KENT**

**HISTORIC BUILDING APPRAISAL AND HERITAGE
IMPACT ASSESSMENT**

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Project details			
Project name	<i>Barns at Queen Court Farm, Water Lane, Ospringe, Kent</i>		
<i>Between 2011 and 2019 AS undertook a number of assessments at Queen Court Farm, Water Lane, Ospringe, Kent and the current report provides an appraisal and heritage impact assessment on the proposed conversion of two barns and attached outbuilding into three dwellings.</i>			
<i>The two barns and granary are Grade II listed and form part of a fine historic complex associated with the Grade II* listed 15th century Wealden farmhouse to the south. The earliest barn is a fine 15th century structure (Building 2) which preserves much of its original timber-frame intact and follows an aisled system with intermediate shores characteristic of some Kentish barns and a fine crown post roof. Unusually, it appears to have been weatherboarded from the outset. Building 1 is slightly later, probably 16th century in date, and although generally similar in form it marked by having a later queen-post roof form with wind-braces. Both barns were extended in the 17th century, while in the 18th / 19th century a stable was added to the south end of Building 1. The third building forms a granary and bears characteristics typical of a late 17th or 18th century date, though has been somewhat neglected and new fabric introduced.</i>			
<i>After extensive consultation, the proposed conversion of the highly significant barns is considered to be a suitable and positive residential conversion that respects the historic buildings, while ensuring their future survival. This is to be effected by the proposal to encase the frame with an external skin which allows the existing modern weatherboarding to be sacrificial but more significantly allows insulation and the introduction of services to be carried out without impact to any of the original timber framing. Internally, the presence of aisles and existing divisions has been utilised so as to accommodate the smaller rooms and spaces while leaving the nave of the barns as open spaces. Building 3, the granary, has suffered the most alteration in the past and the proposed conversion is considered to provide a good solution by reversing some of the more unsightly fabric and allowing the maintenance and repair of the structure.</i>			
Project dates (fieldwork)	12.08.11, 09.11.18		
Previous work (Y/N/?)	Y	Future work	TBC
P. number	4463	Site code	-
Type of project	<i>Historic building appraisal and heritage assessment</i>		
Site status	<i>Grade II Listed</i>		
Current land use	<i>Former agricultural barns, latterly storage and workshop</i>		
Planned development	<i>Conversion</i>		
Main features (+dates)	<i>15th century barns extended in the 17th, a brick extension added in the 18th / 19th century</i>		
Significant finds (+dates)	-		
Project location			
County/ District/ Parish	<i>Kent</i>	<i>Swale</i>	<i>Faversham</i>
HER/ SMR for area	<i>Kent HER</i>		
Post code (if known)	-		
Area of site	-		
NGR	<i>TR 00169 60493</i>		
Height AOD (min/max)	<i>15m AOD</i>		
Project creators			
Brief issued by	<i>N/a</i>		
Project supervisor/s (PO)	<i>Tansy Collins</i>		
Funded by	<i>Shepherd Neame Ltd</i>		
Full title	<i>Barns at Queen Court Farm, Water Lane, Ospringe, Kent. Historic building appraisal and heritage impact assessment</i>		
Authors	<i>Collins, T. Wilson, L., Prosser, L.</i>		
Report no.	<i>5920</i>		
Date (of report)	<i>September 2019</i>		

BARNs AT QUEEN COURT FARM, WATER LANE, OSPRINGE, KENT

HISTORIC BUILDING APPRAISAL AND HERITAGE IMPACT ASSESSMENT

SUMMARY

Between 2011 and 2019 AS undertook a number of assessments at Queen Court Farm, Water Lane, Ospringe, Kent and the current report provides an appraisal and heritage impact assessment on the proposed conversion of two barns and attached outbuilding into three dwellings.

The two barns and granary are Grade II listed and form part of a fine historic complex associated with the Grade II listed 15th century Wealden farmhouse to the south. The earliest barn is a fine 15th century structure (Building 2) which preserves much of its original timber-frame intact and follows an aisled system with intermediate shores characteristic of some Kentish barns and a fine crown post roof. Unusually, it appears to have been weatherboarded from the outset. Building 1 is slightly later, probably 16th century in date, and although generally similar in form it marked by having a later queen-post roof form with wind-braces. Both barns were extended in the 17th century, while in the 18th / 19th century a stable was added to the south end of Building 1. The third building forms a granary and bears characteristics typical of a late 17th or 18th century date, though has been somewhat neglected and new fabric introduced.*

After extensive consultation, the proposed conversion of the highly significant barns is considered to be a suitable and positive residential conversion that respects the historic buildings, while ensuring their future survival. This is to be effected by the proposal to encase the frame with an external skin which allows the existing modern weatherboarding to be sacrificial but more significantly allows insulation and the introduction of services to be carried out without impact to any of the original timber framing. Internally, the presence of aisles and existing divisions has been utilised so as to accommodate the smaller rooms and spaces while leaving the nave of the barns as open spaces. Building 3, the granary, has suffered the most alteration in the past and the proposed conversion is considered to provide a good solution by reversing some of the more unsightly fabric and allowing the maintenance and repair of the structure.

1 INTRODUCTION

1.1 Between 2011 and 2019 Archaeological Solutions Ltd (AS) undertook a number of assessments at Queen Court Farm, Water Lane, Ospringe, Kent (NGR TR 00169 60493; Figs. 1 and 2). The current heritage assessment was commissioned by Shepherd Neame Ltd and provides an appraisal and impact assessment on the proposed conversion of two barns and attached outbuilding into three dwellings and integrates earlier appraisals and assessments.

1.2 The project was carried out in accordance with a written scheme of investigation (WSI) compiled by AS (dated 5th September 2018). It conformed to the Historic England document *Understanding Historic Buildings a guide to good recording practice* (2016) and the Chartered Institute for Archaeologists' (CIfA) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2019).

1.3 The principal objectives of the project were:

- to provide a brief outline of the evolution of the buildings and its setting of sufficient detail to place the findings of the recording in context and inform future planning / conservation decisions and the management of the structures,
- provide an outline of the potential impact the proposed conversion of the buildings will have on historic fabric and integrity.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2019) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 Queen Court Farm lies to the south of the village of Ospringe, near Faversham in Kent. The church of St Peter and St Paul is situated a little way to the south-west in some isolation from the rest of the settlement, while the site itself

comprises a large rectangular plot bounded by Water Lane to the west and Vicarage Lane to the south. Mutton Lane extends along the east and north side of the site. The surrounding area retains its rural character and the site lies within the Ospringe Conservation Area (CA).

2.2 The historic core of the farm complex comprises a Grade II* listed late 15th or early 16th century Wealden house (Website 1: App. 1) which occupies the southern end of the property, while the historic agricultural buildings lie immediately to the north (see below), beyond which much of the site has been surfaced in concrete and is now occupied by various modern farm buildings and a Dutch barn. A small open-fronted 19th century range is seen in this area, and was briefly viewed during the 2011 assessment, though is not part of the current assessment (Prosser et al. 2011). A former oast house (Smith and Collins 2012) lies to the east in the south-east corner and this as well as a cart shed have latterly been converted to residential dwellings.

2.3 The farmhouse is an attractive Wealden house with characteristic closed studding, though it was extended to one side in the 17th century and pushed out to the rear with a brick kitchen range, probably in the 18th or early 19th century.

2.4 The agricultural buildings to the north of the farmhouse include the assessment buildings and consist of two historic barns, which are both Grade II listed (Website 1: App. 1). Building 1 comprises a large barn aligned north-south along the western boundary of the site with Water Lane, while a second large barn (Building 2), referred to as the 'Great Barn' extends east from the north end Building 1. A small narrow granary range extends southwards from the centre of Building 2, where it is attached by a short section of red brick wall, which is curtilage listed to the barn. A number of previous assessments have been carried out, which refer to existing Building 1 as Building 2 and Building 2 as Building 1. This has been altered to correspond with the proposed plans that have been provided by the client.

3 METHODOLOGY

3.1 Information was sought from a variety of available sources during the course of assessments at the site. The following material was consulted as part of the assessment:

Archaeological databases

3.2 The standard collation of all known archaeological sites and spot-finds in the surrounding area is the Kent Historic Environment Record (KHER). In order to provide a representative sample, the KHER database was searched for all known entries within a 500m radius of the site. Entries within this approximate 500m radius of the site are listed in Appendix 2. Their significance, where relevant, is discussed in Section 4.

Historical and cartographic sources

3.3 The principal sources for historical and cartographic documents were the Centre of Kentish Studies (CKS), based in County Hall, Maidstone, and the East Kent Archives Centre (EKAC), based in Dover, although many of the original documents were not available for consultation. Relevant cartographic sources are listed in Appendix 3 and reproduced in Figs. 3-8.

Secondary sources

3.4 The principal sources of secondary material were the Centre of Kentish Studies (CKS), based in County Hall, Maidstone, and the East Kent Archives Centre (EKAC), based in Dover, as well as AS's own library. Relevant material is listed in the bibliography.

Geological/geotechnical information

3.5 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 1978) and the Soil Survey of England and Wales (SSEW 1983).

Fieldwork

3.5 The site was visited on 12th August 2011, 9th November 2018 and 14th January 2019 in order to inspect the site and buildings. The analysis and photographic survey was undertaken on those occasions by Lee Prosser, Lisa Smith and Lauren Wilson.

3.6 The photographic recording was conducted using Canon 1000D and Canon 80D DSLR cameras and included all external views and general internal shots. External lighting and weather conditions were good at the time of the survey. A scale was used wherever necessary and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Fig. 9).

3.7 Existing plans, elevations and cross-sections of the buildings were provided by the client and have been included as Figs. 9-11, while plans of the proposed residential conversions provided by the client are reproduced as Figs. 12-14.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Topography, Geology and Soils

4.1 Despite its proximity to the large town of Faversham, the site is situated in a rural location. The parish of Ospringe is c.4.6km to the south of the Swale; a marine channel forming part of the Thames estuary, separating north Kent from the Isle of Sheppey and extending westwards inland from Whitstable Bay. The neighbouring

town of Faversham developed as a significant port because of the navigable Faversham Creek, which terminates at the port c.1.4km to the north-north-east of the site. To the north of Faversham lie the Kent marshes. The site itself is located on slightly higher and drier ground. The surrounding relief rises noticeably to the south-east and west, with Judd's Hill situated at c.50m AOD 1km to the west. The site lies at c.20m AOD, rising slightly towards Mount View to the immediate east.

4.2 The site is on a varied geology given its proximity to the Swale and Faversham Creek. A Quaternary geology of Head Brickearth is known to lie in the western section of site (BGS 1978); whilst the site's eastern section is dominated by Tertiary sands of the Thanet Beds over Upper Chalk. However, the central section of the site is on deposits of alluvium, which suggests that a watercourse and possibly the upper section of Faversham Creek ran southwards through the centre of the site (KCC 2004a). A comparable stratigraphy, albeit without the alluvium, was encountered during a recent archaeological evaluation at Syndale Park Motel c.1km to the north-west of the site, which also revealed a common topsoil/overburden overlying subsoil and natural gravels and sands (Britchfield 2008). Soils of the Faversham and Ospringe area remain unsurveyed (SSEW 1983).

Archaeological and Historical Background

Prehistoric to Anglo-Saxon

4.3 Relatively little archaeological evidence has been found in the area, but the small scattering of finds indicates some activity perhaps concentrated along watercourses such as Faversham Creek. Palaeolithic activity is reflected in the find of a handaxe (KHER TR 06 SW 269), while a ditch and artefact scatter attests to activity in the Bronze Age (KHER TR 06 SW 234 and KHER TR 06 SW 277), while Iron Age occupation is known in Faversham from the remains of timber-built structures recorded in the area of Abbey Farm (KCC 2004a).

4.4 The main road (A2) which separates Ospringe and Faversham follows the route of Roman Watling Street (KHER TQ 96 SE 44, KHER TQ 76 NW 145; Wilkinson 2001) and it is suggested that a minor settlement existed 1km to the west of the site close to Judd's Hill.

4.5 However, the village of Ospringe developed largely in the Anglo-Saxon period and the parish church of St Peter and St Paul situated c.280m to the south-west of the site includes Norman fabric. Otherwise, there have been no Anglo-Saxon findspots in the vicinity of the site and much of this knowledge is based on documentary evidence. Ospringe is thought to have been a 'prominent place in Saxon times' (KCC 2004b) centred on the church, while place-name evidence suggests that Ospringe derives from a Saxon word meaning 'spring of the divinity' (Glover 1976). Domesday Book records that the extensive manor of Ospringe was held by Bishop Odo of Bayeux in 1086 and consisted of land for 20 ploughs, 13 acres of meadow, woodland for 80 swine, a mill, fishery, salthouse and church (Morris 1983).

Medieval and later

4.6 The existing parish church to the south was built c.1200 and has 14th and 15th century phases, while the National Heritage List for England demonstrates that a small number of significant medieval buildings survive in the village. Of particular note is the vicarage to the south of 15th century date (Website 1: NHLE entry 1354736), the Maison Dieu Museum which incorporates a 13th century undercroft (Website 1: NHLE entries 1069430, 1069431 and 1011801) and 35-39 Ospringe Street (Website 1: NHLE entry 1069432). In addition the farmhouse at Queen Court Farm is of 15th century date, as is one of the assessment barns, while a second barn is of 16th century date. Archaeological evidence of a medieval post-mill was also found close by, some 180m to the north-east (HER TR 06 SW 38).

4.7 The significance of the post-medieval settlement is reflected in the number of surviving 17th and 18th century buildings in the core of the village, while a water-powered corn mill is known to have been built beside Water Lane in 1770, but was demolished in the 1940s (KHER TR 06 SW 233). A lime kiln also stood to the rear of Queen Court cottages, c.150m to the south as indicated on the 1st edition Ordnance Survey map of 1876 (KHER TR 06 SW 198). It is likely that Ospringe began to be overshadowed by neighbouring Faversham in the post-medieval period, as Faversham was one of the first towns in England to produce gunpowder in the mid 16th century.

4.8 Nineteenth century activity is focused on a number of buildings in the village as well as the development of the Chatham and Dover Railway, which was built in 1853 c.470m to the north of the site (KHER TQ 85 SE 300). A number of 19th century monuments in the churchyard of St Peter and St Paul are Grade II listed.

Queen's Court Farm and the assessment structures

4.9 The history of Queen Court Farm is well-documented in a wide range of documentary sources held in the Centre of Kentish Studies (CKS), based in County Hall, Maidstone, and the East Kent Archives Centre (EKAC), based in Dover, and much of the history and development is laid out in Hasted's *The History and Topographical Survey of the County of Kent* (1798). However, documentary evidence specifically relating to the barns is sparse so that technical analysis remains the main thrust of this assessment.

4.10 Although the site formed part of the possessions of Odo, bishop of Bayeux at the time of Domesday, by the time of King John in 1214 the manor of Ospringe has passed to the Crown (Halsted 1798). In 1225, the manor was granted by Henry III to Hubert de Burgh, the Earl of Kent, and Margaret his wife for their lifetime, and was subsequently granted to the trustees of his intended queen Eleanor as a dower. The manor of Ospringe continued in the possession of the queens of England, leading to the name of 'Queen Court' by at least 1299, when it was assigned to Edward I's queen Margaret. However, soon after the death of Queen Margaret in 1317, the manor of *Queencourt* appears to have been separated by grants into two distinct manors, of which one was granted to Sir John Pulteney.

4.11 The manor granted to Sir John Pulteney passed to his son Sir William Pulteney and had a large number of occupiers including the related Lovaine, St. Clere, Hungate and Cheney families, but it is not until 1550 that there is any reference to a 'mansion of Queen-Court', then held by Sir Thomas Cheney (Hasted 1798) and presumably referring to the extant Grade II* listed farmhouse. In contrast, the second manor divided c. 1317 was granted at that time to Fulk Peyforer and was soon transferred to the family of Leyborne until 1368, when it returned to the Crown. The second manor of Ospringe became associated with the endowment of St. Stephen's Chapel, Westminster, but was nevertheless occupied by the tenant Nicholas Potin, until 1550, when it was granted to Sir Thomas Cheney and reverted back to the single manor of Ospringe or Queen Court (*ibid.*).

4.12 In 1572 Sir Henry Cheney sold the whole 'manor of Ospringe, alias Queen-court, with the mansion and lands belonging to it' to Richard Thornhill (Hasted 1798). This is confirmed by a range of documents referring to the manor of Queen Court in Ospringe held by the East Kent Archives Centre (EKAC), although very little information is revealed about the development of the site itself (EKAC Refs. EK-U471/T42, EK-U471/M13 & EK-U471/T41). The manor of Queen Court was sold by the heirs of Richard Thornhill to Henry Mellish, and was subsequently in the possession of his son-in-law Sir John Stonehouse from 1707, Sir Robert Furnese five years later and Catherine, Countess of Rockingham. In the late 18th century the manor was owned by the Rt. Hon. George-Augustus, Earl of Guildford; the grandson of Catherine, Countess of Rockingham's second husband Francis, Earl of Guildford.

4.13 A court leet and court baron was held for the manor of Queen Court (Hasted 1798) and a miscellaneous bundle of papers list the reeves and beadles for the manor during the period 1672 – 1757 (EKAC Ref. EK-U471/E2). A number of the post-medieval and early modern documents associated with Queen Court also make reference to a stream running through the property, supported by the physical recording of alluvium deposits at the site, while a watercourse known as the Nailbourne is documented as have run roughly alongside Water Lane, flowing northwards to feed into the head of Faversham Creek (KCC 2004b). However, the stream had permanently dried up by the early 20th century, possibly due to water abstraction from neighbouring boreholes (*ibid.*).

4.14 Information relating to the form and layout of the complex is sparse in the earlier period and early cartographic sources provide minimal information. Andrews, Dury and Herbert's map produced in 1769 shows the site as a rectangular plot on the east side of Water Lane occupied by buildings as well as trees (Fig. 3), while Hasted's map of 1798 similarly provides little information of note (Fig. 4). On this map only the house is shown and none of the agricultural buildings, and even here the house is clearly depicted in a standard way and does not reflect the form of the house at the time.

4.15 Later maps provide variable information; a map of Faversham and its environs produced in 1838 (Fig. 5) shows the complex with a watercourse (Nailbourne stream) extending through the site to the east of the complex although it is the tithe map of 1840 which provides the first useful information on the layout of the complex (Fig. 6). At this point Queen Court Farm was owned by William Henry Baldock and occupied by the tenant Joseph Kingsnorth (see Appendix 4, below). The map shows

the farmhouse with the agricultural complex on the north side. Both barns (Buildings 1 and 2) are depicted as long structures, although the granary (Building 3) is not depicted. The granary, however, bears hallmarks of having been constructed earlier and it is possible that the map is incorrect or that it has been relocated from elsewhere. Otherwise, a unit is shown at the east end of Building 2 and a narrow range on the east encloses the yard, which are no longer present.

4.16 By 1881, the buildings shown on the tithe map are similar apart from the structures to the east (Fig. 7). The farmhouse and two barns are shown and now the granary (Building 3) is depicted extending from the south side of Building 2. Buildings to the east of the farmhouse and barn have altered, but these are no longer present, while to the north is the small open-fronted range that lies outside the current assessment. Nailbourne stream is shown and beyond this to the east are two buildings, one of which forms the oast house recorded by AS (Smith and Collins 2012). The 1907 OS map shows almost no change to the layout of the complex, though the larger scale provides additional information, for example some of the internal partitions are shown and a number of ranges are shown as open-fronted (Fig. 8). Internal partitions are shown dividing Building 1 with a distinct unit at the south end, while the east end of Building 2 is shown divided from the main body of the barn and the granary range is also divided.

4.17 The property changed hands on a number of occasions in the late 19th and early 20th century. James Stedman is listed at Queen Court in 1891 (Kelly's 1891), and in 1903 it was occupied by Walter James Hambrook. The latter worked under the trade name Messrs. Millen & Phillips (Kelly's 1903), although by 1913 only a Mr Lambert Phillips is listed (Kelly's 1913). In 1934 Queen Court was occupied by Lewis H. Finn Esq. JP, who was described as a farmer, hop grower and one of the two principal landowners in Ospringe, and whose farm bailiff was Thomas Dawes (Kelly's 1934). The arrangement of the complex can also be seen in an aerial photograph taken in 1940 (Plate 1) which shows the two barns and granary as previously shown on historic maps, but here the buildings to the east are visible, and interestingly one may have formed a third barn, complete with hipped roof and offset porch on the west side. The final OS map consulted shows an almost identical arrangement with the stream on the east (Fig. 9). On the earlier OS maps, this stream is shown running north to a mill pond and corn mill beyond Mutton Lane and it is thought that this water-powered corn mill was built beside Water Lane in 1770, but demolished in the 1940s (HER TR 06 SW 233). Subsequently, the Nailbourne stream dried up and in fairly recent years a large number of modern ranges have been built to the east and north of the historic complex.

5 THE BUILDINGS

5.1 The arrangement of the assessment buildings are described in Section 2, and are labelled on Fig. 2.

5.2 Both barns are aisled and essentially timber-framed, though showing some alteration and extension in brick and the roof of Building 2 (the great barn), which was originally thatched in living memory, has been replaced with corrugated metal sheeting, while Building 1 retains its old peg-tiled roof.

Building 1 – Barn

Exterior

5.3 This barn is a large aisled building aligned north-south which extends parallel with Water Lane and has opposing entrances on the east and west. The barn is weatherboarded with a brick extension to the south which incorporates a well-preserved 19th century stable (Plate 2). The weatherboarding is modern though some old boards survive. The roof is mostly of peg-tiles, though the northern bays are covered in crysotile asbestos sheeting. Two sets of double doors face into the courtyard; those to the north appear early but are now in poor condition. The southern pair of doors is modern.

5.4 The western elevation faces Water Lane where a half hip at the north end and a tall porch provide a picturesque view. The porch has slightly over-hanging eaves in the Kentish manner, and double doors of simple vertical boarding, possibly modern, hung with stubby hinges on pintles. The porch roof structure is clearly of some age as the exposed wall-plate preserve mortices for little brackets, now removed (Plate 3). The southern half of the barn is constructed in brickwork comprising an orange fabric laid in English bond and pierced by lancets, now blocked.

5.5 The north gable has lost several boards, exposing the underlying structure to the elements. It is pierced by central pitching door at high level.

5.6 The stable at the south end is given access through a 20th century central door set within a 19th century frame. The doorway is flanked by large windows with modern glazing and a small door to a hay-loft survives at high level. All apertures have cambered brick arches and the windows and loading door has chamfered brick sills.

Interior

5.7 The southern end of the barn preserves a good late 19th century stable comprising two open stalls and a third enclosed by a robust gate with bead-moulded lower boarding with upper ironwork. A brick floor survives throughout and the open stall has a timber trough, while an original hay rack and timber freeing trough remains *in situ* in the north-western stall (Plate 4). The south-west corner is enclosed with a little tack store. The hay loft was not inspected.

5.8 The three northern bays provide a good illustration of the barn's original structural form as these remain open and unencumbered by equipment or modification. The building is aisled on both sides with robust arcade posts which are slightly jowled and braced three ways, having curved members to the tie-beam but more straight or cranked timbers to the arcade plates (Plate 5). The tie-beams are chamfered and stopped but this embellishment is only present on the south. The aisles are supported by downward shores trenched across the aisle tie and extending to the aisle sill rather than more conventionally to the wall-post. The sills now effectively sit on the earthen floor and are vulnerable to decay. The wall framing is fairly consistent, comprising six or seven common-studs per bay. The truss on the south side of the midstrey bay has been closed with simple boarding but the general

form and early timbers remain intact. The arcade plates are formed of short sections, scarfed in each bay with edge-halved joints with face pegs.

5.9 As noted above, the porch is an original survivor, illustrated by the proper pegging of its wall-plates to the arcade plate, all given extra strength with later bolted ironwork. On the east the doors to the courtyard, though of some age are later insertions and may be an enlargement of an original aperture. Some redundant mortices for earlier studwork survive in the soffit of the wall-plate, but these are not continuous.

5.10 The roof generally survives above the arcade plate in good condition, but there has been much replacement of the lower flights of the common rafters. The truss construction is as noted above with the tall arcade posts rising to the tie-beams and wall-plates and the curved inner braces are double-pegged to the posts and tie-beam. Above the tie-beam the roof follows a clasped side-purlin form with queen struts pegged to a collar that clasp inline purlins and are double-pegged to the principal rafters (Plate 6). The principal rafters ride over the purlins and are halved and pegged at the apex. Short straight wind braces also survive in each bay and common rafters ride over the purlins.

Bay 1

5.11 The north gable end includes tall arcade posts rising to the tie-beam but here has also been given two slightly curved downward braces which are trenched across a mid-rail on either side of a central prick-post. The mid-rail is in-line with the aisle ties and pegged to the posts. Most of the studs are original.

5.12 On the west the wall-plate and low studs are all present and in good condition together with the upper rafters. There are no wind-braces to the purlin in this bay. On the east side the wall-plate, purlin and upper rafters are original, but the rest has been replaced.

Bay 2

5.13 The truss is complete though the aisle sills are at floor level, as noted, and here horizontal boards have been nailed across to divide the aisles between the bays. The studwork to the west wall is intact while those to the east have all been replaced, with the exception of the principals. The upper roof is in good condition, and has an extra intermediate collar.

Bay 3

5.14 As before the truss from Bay 2 is complete and the bay appears to be intact with the porch on the west side. The porch itself has integral wall-plates pegged to the outer posts as noted above, and although the doors are later replacements the jambs retain a threshing leap of approximately 1.20m in height.

5.15 The east side of the bay retains the original wall-plate although no original studs survive. These have been replaced with a later jamb of oak which supports

modern doors, although mortices in the wall-plate suggest a central threshing ventilation door opposite the main entrance.

5.16 The lower rafters have been replaced but the upper rafters survive intact. The intermediate collar supports scarfed purlins.

5.17 A modern partition separates the northern three bays from those to the south (Plate 7). A set of double doors is incorporated into the partition, ledged and braced to the rear, but these are no longer in use.

Bays 4 and 5

5.18 These two bays were latterly utilised as a workshop though the structural form of the barn continues despite modification, though the upper areas and roof are not visible above arcade-plate level (Plate 8). The walls appear to have been replaced by slender common-studs, but the original wall-plates survive with mortices for the original members. The floor has been raised as elsewhere so that the sills lie just above floor level, and there is an inspection pit covered with boarding. Double doors on the east side of Bay 4 are modern.

5.19 The truss between Bays 4 and 5 was probably once closed, or perhaps the end of the original barn. Both aisle-ties retain mortices for studwork and have no trace of any downward shores, while the arcade posts also preserve mortices for a mid-rail. The arcade post to the east is slightly splay-cut and the arcade plate is scarfed with a simple edge-halved joint. The southern truss has been closed with simple boarding and primary-braced studwork, separating it from the stable.

5.20 However, the barn appears to have continued beyond its current extent with evidence for arched braces securing the tie-beam and framing the arcade posts, but the whole area has been rebuilt. Tell-tale signs include later secondary bracing and more slender studwork, which has been cogged over rather than pegged to the larger timbers.

Building 2 – The great barn

Exterior

5.21 The great barn is aisled on both sides, with a porch offset to the west and facing into the courtyard (Plate 9). The visual sweep is broken by the link wall to the granary (Building 3), and to the east the ground level falls considerably. The barn is weather-boarded but the taller, eastern section is a later extension in brick. Most of the boarding appears to be modern softwood, smothered in tar, but a few oak or elm boards survive in places. The porch has a large pair of double doors and a weather-boarded gable above. A second pair of flush doors set to the west is modern.

5.22 The eastern bays stand on a tall brick dwarf wall, which accommodates the fall in the ground level (Plate 10), and some sections have been reconstructed in recycled, 19th century material. The lower areas of wall are obscured by a flimsy, modern lean-to but a series of original lancet windows is partly visible, though all

now blocked. At the eastern end, a tall pair of modern doors gives access to the interior.

5.23 The eastern gable end is constructed entirely in brick and pierced by lancet windows or ventilation slits on three levels, staggered to their counterparts; the lower examples blocked flush with the brickwork (Plate 11). An unencumbered brick plinth with an ogee-shaped offset extends along the façade and continues on the north side. The brickwork is laid in English bond comprising a variable creased orange fabric and retaining some struck pointing to the mortar joints. In terms of size and fabric it is characteristic of the late 17th or early 18th century.

5.24 The north return is similarly embellished and pierced with lancets, but much of the lower fabric is obscured by later render. To the west the building returns to a weatherboarded exterior above a plinth of 19th century brickwork. A single high level pitching door survives in this area.

Interior

5.25 The barn is six bays in length; the eastern two bays dropping by approximately 1.50m to lower level, but this is how the area was originally configured as the arcade posts at this point are immensely tall.

5.26 The frame is highly regular in form and well constructed, with the bay divisions marked by slightly jowled arcade posts, braced three ways by curved members to the arcade plate and tie-beam (Plate 12). Downward shores are trencled over the aisle ties descending to the aisle sills which remain despite the addition of concrete. The wall framing is also regular, comprising evenly-spaced common studs, braced only at the corners of the building. Additional strength is given in each bay by an intermediate cruck-like shore which is tied into the wall-plate by a short stub-tie but seemingly only bird-mouthed into the arcade plate. These and the aisle shores in turn support a lower purlin slightly coggled over the principal timbers and supported by little raking struts. Scarf joints are visible in places, particularly along the arcade posts at the bay divisions. The southern aisle tie and the aisle sill of the fifth truss are missing; the sill having been replaced by a concrete platform. The lower portions of the south arcade posts are also encased in the concrete.

5.27 The roof is supported by an excellent crown-post, with downward braces to the tie-beam and upward braces to the collar-purlin (Plate 13). The eastern bays differ in having a clasped side-purlin roof in softwood, but there are traces that the original crown post may have extended in this direction for at least another bay. Each bay has ten robust common collar-rafter couples, regularly spaced.

5.28 Like many barns, repair and later bolstering is much in evidence, but most of these can be discerned with little difficulty as they are in softwood. Straight, long wind-braces have been nailed to the underside of the common rafters to provide extra stiffening for example, but despite these interventions, perhaps ninety percent of the original fabric is present. The porch is not original but is nevertheless of some age; perhaps a 17th or 18th century rebuild. Carpentry marks are distinguishable in a few places indicating that the barn was built from west to east.

Bay 1

5.29 The western end of the barn forms the return of the aisle, or what Stuart Rigold described as a 'terminal outshot' (Plate 14). It is hipped and aisled and rises in its original form to arcade plate level. The western wall is supported at the bay divisions by principal posts, aisle-ties and a downward shore to the plate, which is now embedded in concrete. Small subsidiary ties extend from the back of the aisle tie to the purlin which is now in a fragmentary state.

Bay 2

5.30 Most original structural elements are present in the first full bay, but pierced by the porch, with doors hung with heavy strap hinges on pintles. A purlin has been removed from the north side. The porch appears to be a later reconstruction but on either side the wall-plate continues, without stud mortices, suggesting that this was always an entrance. A good, robust portal of oak is tied into the main structure with a re-used collar and wall-plate. The braces from the arcade posts to the arcade plate appear to have been selected carefully for their partially cranked profile, which allows greater head-room for wagons coming into the barn.

Bay 3

5.31 Bay 3 is well preserved. The truss to Bay 4 retains all its original elements including aisle sills. The common-rafters survive at upper level; the southern lower rafters have all been replaced.

Bay 4

5.32 Bay 4 is marked on the east by a considerable drop to the end bays where the aisle sills rest on brick walls contemporary with the fabric of the adjoining structures.

5.33 The wall panels are almost complete, to the north all elements survive while to the south a number of studs have been replaced as have one or two common-rafters.

Bays 5 & 6

5.34 As noted above, Bays 5 and 6 lie at a considerably lower level to the main part of the barn (Plate 15). The posts at the truss division are of immense length, while that on the south side has a splay-cut, which may be an indication of later construction. Overall, the timber is generally more slender, with straight braces to the arcade posts, all unpegged. There is no sign of any crown post and very diminished, or almost residual shores or downward braces which seem to perform little useful function. At the eastern gable end the wall-plate sits on an offset on the brickwork. The large double doors at this end are set within a robust portal with a surviving integral threshing slot on each side.

5.35 The roof differs from the main structure in having very slender and often waney rafters and the original clasped side-purlin construction is overlain by modern softwood purlins resting on cleats.

Building 3 – Granary

5.36 The granary is a modest building with a hipped roof, set at the point where the ground level falls to the east of the barn, and so is effectively two storeys (Plate 16). It is weatherboarded with oak or elm boards over a rough flint wall. Some of the boards have been renewed and the roof is now covered in asphalt; the door on the west is probably modern.

5.37 The east side is supported on large timber posts at lower level, and may have formed open-fronted bays but now in-filled with cement blockwork. The granary above remains weatherboarded but all the external cladding is in poor condition with the underlying frame exposed to the elements in places.

5.38 Internally, the lower area is fairly plain, but the first floor joists are visible, dividing the building into four small bays (Plate 17). These binding joists are chamfered with run-out stops, while the supporting posts have splay-cut jowls. Close-set oak common-joists support oak and elm planking to the floor above.

5.39 Within the granary above, the four bays are composed of principal posts, mid-rails and primary-braced studwork. The posts are splay-cut with a rounded profile in the same way as the lower supports (Plate 18). Good tie-beams support a simple collar-rafter roof with a single purlin in each pitch carrying slender common joisting. There is no ridge board. Evidence remains of internal grain bins, some retaining good elm boards for lining (Plate 19).

6 DISCUSSION

6.1 Building 1 comprises the lesser barn of the assemblage and is probably 16th century in date, but generally congruous with its larger counterpart discussed below. The form is of four original bays with a midstrey or wagon porch offset to the north, though it differs notably in having the later queen-post roof form with wind-braces. It preserves much of its original fabric and was latterly extended in the 17th century by three bays to the south, judging from the style of the later timberwork and the scarf jointing by which the new elements were added. The south bay is clad in brick of 18th or early 19th century date, and was latterly converted to a stable, with an upper loft. This barn is a charming and rare survival in its own right, but its significance is further enhanced by its proximity and association with the second barn as well as the Wealden Farmhouse.

6.2 Building 2 is a very fine and well preserved example of a late medieval Kentish barn, characteristic in its crown-post roof with distinctive upward and downward bracing which is to be found on many similar barns of 15th century date. This barn preserves an unusual feature in the intermediate shores, and a close comparison, noted by Stuart Rigold in his 1960s study (Rigold 1966), is found at Godmersham (Website 1: NHLE number 1185741). Other examples bear similarities with intermediate shores found on some late 14th century barns in Hertfordshire.

6.3 The barn was thatched within living memory, and has probably always been weatherboarded, even though the 15th century would be very early for this feature. However, there is no evidence of wattle and daub, which might be expected. The barn is also distinguished by the presence of much of its original timber, mostly in good condition. The usual weathering is found in places, while a few areas display saturation from oil, where a threshing machine operated in the porch bay.

6.4 In its original form the barn consisted of five bays, latterly partly truncated and then extended to the east by two bays in brick. The western end has a shorter, aisle bay, and this might have been expected at the eastern end as well. When the barn was extended, much flimsier timber was used, characteristic of a time when timber resources were becoming scarce, but in constructing it, the carpenter made some attempt to mirror the general form of the original building. It is distinguished however by the lack of a crown-post roof, which no later carpenter would ever attempt to replicate. This later extension bears the hallmarks of the late 17th or early 18th century.

6.5 Like the extension to Building 2, the granary bears characteristics typical of the late 17th or 18th century including the shaped jowls and primary-bracing for the external walls, though has been somewhat neglected. This range only appears on historic maps between 1840 and 1881, however. There are a number of explanations. It is possible that the earlier maps simply neglected to include the building, or that earlier fabric was reused in this structure, or that the building has been relocated from elsewhere.

6.6 As a whole, the group is typical of Kent, and with the Wealden House forms a fine historic group. Until the recent past they appear to have been maintained in good condition, though with a few changes such as the addition of cement and the replacement of thatch which is detrimental but generally found on most barns of this kind. Neither appears to have been known to the great student of Kentish barns, Stuart Rigold, but they bear many similarities to those buildings which he studied.

7 HERITAGE STATEMENT

7.1 The following assessment is the culmination of a series of investigations undertaken at the barns and discussions with the client in order to develop a suitable and positive residential conversion that respects the historic building while ensuring their future survival.

7.2 Advice was provided to the client to develop a successful conversion. This included that the conversion should seek to:

- Retain the agricultural character and appearance of the barns, and their relationship to the main Wealden House – i.e. separated by yards.
- Mitigate the effects of domestic paraphernalia with regard to parking, gardens etc.

- Minimise disruption and intervention to the historic fabric while seeking to reverse poor modern or ad hoc repairs, and reinstate lost elements if possible, in order to strengthen and prolong the life of the building.
- Retain in part or whole the openness of internal spaces.
- Be, so far as possible, a reversible intervention and be configured in such a way that future maintenance, re-wiring etc can be achieved without loss of historic fabric.

7.3 These principles are now well established and enshrined in advice given by Swale Borough Council in their Planning and Development Guidelines *The Conservation of Traditional Farm Buildings* and *Listed Buildings: A guide for owners & occupiers*, and in addition Historic England's *Adapting Traditional Farm Buildings* (2017). We therefore used these principles to test the effect of the proposal.

The proposed development with assessment of impact

7.4 A consideration of the general proposals is given and then the proposed conversion of the individual buildings is assessed in more detail.

General proposals

7.5 The proposed developed as a complex can be seen on Fig. 14, and the proposal is for three dwellings. The arrangement is such that courtyards are proposed on the south side of the buildings in the position of the existing yards, while gardens are proposed on the north side of the ranges. By locating the domestic paraphernalia associated with housing away from the farmyard the utilitarian character of the yards will be maintained and continue to reflect the historic agricultural nature of the site.

7.6 Within the wider setting the upgrading of boundary walls and introduction of hedging and other landscape improvements will have a beneficial affect on the barns themselves and the conservation area. The current surroundings of concrete, over grown vegetation and surplus structures detract from its architectural importance. The regeneration and improvement of this area is seen as a positive change.

7.7 The exterior of the buildings will be repaired with careful repair and replacement of historic brickwork where required and renewal of weatherboarding. The practical details appear inherently suitable and sensitive with regard to the timber fabric. The proposal to encase the frame with an external skin allows the existing modern weatherboarding to be sacrificial, thereby retaining almost unchanged the weather-boarded appearance. This also has many positive benefits; it allows insulation and the introduction of services with pipes and cables to be embedded entirely within modern fabric without the need to infill, and thus subsume the fine studwork, and lifts the burden of conversion from the timber entirely. A number of the modern external ephemeral features such as the tanks, silo, and modern lean-tos at the east end of Building 2 will be removed. These elements of are no merit, historic or otherwise and their removal will allow a greater appreciation of the historic form and appearance of the buildings. The existing modern roof cladding will be removed and replaced.

7.8 A new garage range is proposed to the east of Building 2 in the position of an existing modern range. The removal of the existing modern range has no impact on the historic integrity of the site though the positioning of the new range does follow the line of a range visible on historic maps. It is possible that with the excavation of foundations for the new garage range, the remains of historic structures may be encountered, although equally the construction of the previous modern structure may have obliterated all evidence for the previous structures.

7.9 The proposed development may cause disturbance to underlying stratigraphy and it is necessary to consider the extent of archaeology that may be revealed by associated groundworks. The development is limited to the vicinity of the barns and within the buildings themselves with the raising or lowering of the floor level. The archaeological potential of the site in general is relatively low for the prehistoric and Romano-British periods, with a slightly higher potential for the Anglo Saxon period as although there are no remains known to have been found within the area of the site, Ospringe itself was a focal point of the early manor. It is, however, likely that later activity including the construction of the buildings themselves will have removed any such remains.

7.10 The highest potential for significant archaeological remains is consequently related to the medieval construction of Building 1 in the 15th century and Building 2 in the 16th century. The addition of concrete in large quantities may have resulted in earlier remains of floor being compromised or destroyed. However, it is possible that the remains of floors or evidence associated with the construction of the barns may be encountered during the planned works.

Building 1 proposed conversion

7.11 The conversion of Building 1 into a single dwelling (Dwelling 1) appears to accord well with the existing subdivisions of the structure. The three northern bays will remain relatively open and contain the kitchen, living and dining areas, which are only notionally divided by the trusses. Bays 3 and 4, which currently form a distinct unit is proposed to form a bedroom, bathroom and snug area, with the bay occupied by the snug open to roof level and allowing the timber frame to be appreciated. From here, the upper floor over the stable will be reached via a proposed staircase.

7.12 The proposed alterations to the stable at the south end include installing a bedroom with en-suite and cupboard. This retains the current arrangement of the stable to some extent and the piercing of the north side to give access from the main barn will remove only a very small section of 19th century framing. This area is to be given an upper floor given access from the staircase in Bay 5 which will remove a small section of 19th century timber as with the doorway below and avoid the principal structural elements.

7.13 Roof lights are proposed in the position of existing roof lights and so no new apertures are proposed within the roof pitches.

Building 2 proposed conversion

7.14 Building 2 will be converted to form two dwellings with the principal division in the centre of the building between Bays 3 and 4. Dwelling 2 occupies the western bays of the barn and is to be arranged with a bedroom and en-suite housed in the terminal outshot with the living area in the central bay and the kitchen/dining area to the east, while small rooms such as a snug and study will be accommodated in the aisles on either side. The living area is to be open to roof level and have a walkway to give access to the bedroom over the east bay.

7.15 The barn has considerable volume, which presents challenges, but the presence of aisles will allow the smaller rooms to be well accommodated without encroaching significantly into the open framework of the upper barn structure. Furthermore, the open living area will allow the medieval framework to be appreciated.

7.16 The companion dwelling (Dwelling 3) occupies the three eastern bays including the two bay 16th century extension to the barn and spans the change in ground level, which will be balanced by the slight lowering of the west bay and the raising of the eastern two bays. In layout, the dwelling mirrors that of Dwelling 2 with only slight differences; the height of the east bay allows the second bedroom to be accommodated above and so allows the two bays to the west to remain open to the roof.

Building 3 proposed conversion

7.17 The granary building is to be converted into a granny annex to Dwelling 3 within the main barn. The ephemeral mono-pitched structure between the granary and Building 1 is to be removed, which is modern apart from the brick wall, and replaced with a single-storey kitchen.

7.18 The north bay of the main structure will see the insertion of a staircase to give access to the upper rooms with the remainder of the space forming a living area. This will entail the removal of the existing partition between the bays, while at upper level the space will be divided into a bedroom with en-suite and cupboard. The creation of rooms at upper level will necessitate the removal of the existing grain bin partitions.

7.19 In general, the conversion of this range has a perceived greater impact on historic fabric compared to the larger barns, but this is counterbalanced by its later date, lower significance and greater degree of detracting historic alteration of the building, with consequential loss of original fabric. Elements to be removed include the grain bin partitions, the ceiling structure in the north bay and the internal partition at ground floor level. However, the loss of fabric overall is considered to have a low impact on the historic integrity of the structure due to its current poor condition and level of later alterations. Furthermore, the conversion of this range will ensure its repair and continued survival.

Conclusion

7.20 This investigation has found that the proposed scheme follows generally accepted principles which include:

- sensitivity to setting,
- reversibility,
- deployment of historically congruous materials,
- retention of a sense of inner volume,
- removal of detracting domestic paraphernalia to the less important outer face of the courtyards,
- enhancement of boundary hedging and walls,
- respecting historic layouts,
- avoidance of overly dense conversion,
- subdivision along generally historic lines or at significant breaks in the fabric.

7.21 Consequently the scheme proposed a viable and balanced development that ensures the continued maintenance and survival of two highly significant historic barns, while respecting their form and appearance so that the evolution of the barns can be read and the historic fabric appreciated.

7.22 The proposed configuration accords well with the existing subdivisions of the building. Building 1 is already subdivided into a stable, former workshop and remaining open barn area and these subdivisions appear to be generally maintained. For the larger barn (Building 2), conversion poses unique challenges and the substantial volume means retention as a single unit is not practicable. The proposed division allows the majority of the medieval part of the building to be maintained and converted as a single entity, while the proposed use of free-standing mezzanines retains a sense of openness and does not have any impact on the historic frame. Building 3 has suffered the most alteration in the past, and the proposed conversion is considered to provide a good solution by reversing some of the more unsightly blockwork additions and allowing the building to be maintained.

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Internet resources

1 National Heritage List for England
<https://historicengland.org.uk/listing/the-list/>

2. Google Earth Pro
https://www.google.co.uk/intl/en_uk/earth/

APPENDIX 1 NATIONAL HERITAGE LIST ENTRIES

QUEEN COURT FARMHOUSE AND OUTBUILDINGS

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1360992

Date first listed: 29-Jul-1950

Statutory Address: QUEEN COURT FARMHOUSE AND OUTBUILDINGS, WATER LANE

Location

Statutory Address: QUEEN COURT FARMHOUSE AND OUTBUILDINGS, WATER LANE

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

County: Kent

District: Swale (District Authority)

Parish: Faversham

National Grid Reference: TR 00155 60464

Details

WATER LANE, OSPRINGE 1. 1103 (South-East Side)

Queen Court Farmhouse & outbuildings TR 0060 11/184 29.7.50. II* GV

2. Fine C15 timber-framed house. The original portion is all studded. 2 storeys. 3 windows. Consists of a centre portion and 2 wings which project on the 1st floor on the protruding ends of the floor joists and brackets. Curved braces support the eaves of the centre portion. The 1st floor windows are original casement windows with small square leaded panes, 2 of them being oriel windows with a cove beneath them. Other windows modern casement windows. Tiled roof. At the south end of the front one window bay has been added, probably in the C17. This is fronted with red brick now painted white, but the ends of the floor joists project over the ground floor window. Original casement window with small square panes on the 1st floor. Behind the house to the east is a T-Wing in red brick, also added in the C17, to which a range of timber-framed outbuildings with brick infilling is attached.

Queen Court Farmhouse and Outbuildings form a group with the Barns.

Listing NGR: TR0019060509

BARN TO THE NORTH OF QUEEN COURT FARMHOUSE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1074905

Date first listed: 29-Nov-1971

Statutory Address: BARN TO THE NORTH OF QUEEN COURT FARMHOUSE,
WATER LANE

Location

Statutory Address: BARN TO THE NORTH OF QUEEN COURT FARMHOUSE,
WATER LANE

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

County: Kent

District: Swale (District Authority)

Parish: Faversham

National Grid Reference: TR 00172 60493

Details

WATER LANE, OSPRINGE 1. 1103 (South-East Side)

Barn to the north of TR 0060 11/184A 29.II.71. Queen court Farmhouse II GV 2.

Aisled barn north of Queen Court Farmhouse and running in an East-West direction.

Red brick with weatherboarding with low steeply pitched roof; roof formerly' thatched, now of corrugated iron.

Queen Court Farmhouse and Outbuildings form a group with the Barns.

Listing NGR: TR0017260493

BARN TO THE NORTH WEST OF QUEEN COURT FARMHOUSE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1074906

Date first listed: 29-Nov-1971

Statutory Address: BARN TO THE NORTH WEST OF QUEEN COURT FARMHOUSE, WATER LANE

Location

Statutory Address: BARN TO THE NORTH WEST OF QUEEN COURT FARMHOUSE, WATER LANE

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

County: Kent

District: Swale (District Authority)

Parish: Faversham

National Grid Reference: TR 00146 60498

Details

WATER LANE, OSPRINGE 1. II03 (South-East Side)

Barn to the north west of Queen Court Farmhouse TR 0060 11/184B 29.11.71 II GV

2. Aisled barn to north-west of farmhouse, on a north-south axis. Brick and weatherboarding; half-hipped riled roof with projection in centre on west side. Queenpost roof.

Queen Court Farmhouse and Outbuildings form a group with the Barns.

Listing NGR: TR0014660498

APPENDIX 2 ARCHAEOLOGICAL DATABASE (HER)

HER	NGR TQ/TR	Description
Prehistoric (until AD 43)		
TR 06 SW 234	00035 60260	A probable Bronze Age ditch identified at Ospringe during the laying of a gas pipeline, possibly used as a boundary
TQ 96 SE 98	99819 60484	A scatter of Bronze Age struck flints and a single abraded piece of prehistoric pottery found at Ospringe during the laying of a gas pipeline
TR 06 SW 269	00050 60792	Palaeolithic handaxe found by workmen digging a trench along a footpath at Ospringe
Romano-British (AD 43 – 410)		
TQ 76 NW 145	9457 6313	Roman road Watling Street from Canterbury to Rochester revealed during excavations at Springhead Nursery, which placed the Roman road beneath the A2, before it turned south-eastwards to avoid the lowest part of the Ebbsfleet valley
TQ 96 SE 44	8022 6123	Watling Street is a Roman road passing through seven parishes between Faversham and Sittingbourne
Medieval (AD 1100 – 1500)		
TR 06 SW 15	0035 6085	St Mary's Hospital, known nowadays as the Maison Dieu, was founded around 1230 and dissolved in 1516, of which two portions have survived as standing buildings south of Watling Street, but various excavations over the years have revealed the main complex of buildings north of Watling Street
TR 06 SW 38	0045 6060	Crop marks in the area of Queen Court Farm, Ospringe, may indicate the site of a post mill
TR 06 SW 1098	0038 6085	Grade II* listed 15 Ospringe Street was constructed during the periods 1200 to 1699
TR 06 SW 1127	0036 6085	Grade II* listed Maison Dieu Museum was constructed during the periods 1066 to 1540
TR 06 SW 1087	0030 6086	Grade II listed 35 - 39 Ospringe Street was constructed during the periods 1400 to 1799
TR 06 SW 1342	0031 6060	Grade II listed Laurel Cottage was constructed during the periods 1450 to 1966
TR 06 SW 1385	0029 6074	Grade II listed Orchard House was constructed during the periods 1400 to 1599
TR 06 SW 1292	00155 60464	Grade II* listed Queen Court Farmhouse and outbuildings was constructed during the periods 1400 to 1699
TR 06 SW 1226	00028 60311	Grade II* listed Church of St Peter and St Paul is an early Norman church which was heavily restored in the nineteenth century, but retains some Norman features
TR 06 SW 1179	00089 60190	Grade II* listed The Old Vicarage was constructed during the periods 1400 to 1799 and was formerly a Hall House built in the 15 th century
Post-medieval (AD 1500 - 1750)		
TR 06 SW 233	0025 6059	A water powered corn mill was built beside Water Lane in 1770, but demolished in the 1940s
TR 06 SW 198	0029 6035	The 1 st edition Ordnance survey map of 1876 shows a lime kiln in the south-west corner of the chalk pit behind Queen Court cottages in Ospringe

TR 06 SW 1104	0011 6047	Grade II listed carhouse 20m west of Queen Court was constructed during the periods 1700 to 1799
TR 06 SW 1108	0006 6017	Grade II listed stables and coach house 20m south-west of The Old Vicarage was constructed during the periods 1600 to 1799
TR 06 SW 1109	00202 60632	Grade II listed 1 & 2 Thatch Cottages was constructed during the periods 1500 to 1599
TR 06 SW 1095	0045 6083	Grade II listed 1 & 3 Ospringe Street was constructed during the periods 1700 to 1799
TR 06 SW 1096	0044 6083	Grade II listed 5 - 9 Ospringe Street was constructed during the periods 1700 to 1799
TR 06 SW 1097	0041 6084	Grade II listed 11 Ospringe Street was constructed during the periods 1700 to 1899
TR 06 SW 1124	0024 6087	Grade II listed 59 Ospringe Street was constructed during the periods 1700 to 1799
TR 06 SW 1153	0032 6087	Grade II listed 20 & 22 Ospringe Street was constructed during the periods 1600 to 1972
TR 06 SW 1350	0035 6084	Grade II listed 2 & 4 Water Lane
TR 06 SW 1312	0029 6074	Grade II listed Bridge Cottage was constructed during the periods 1700 to 1799
TR 06 SW 1313	0027 6074	Grade II listed Fern Lodge was constructed during the periods 1700 to 1832
TR 06 SW 1314	0017 6049	Grade II listed barn to north of Queen Court Farmhouse
TR 06 SW 1352	0014 6049	Grade II listed barn to north-west of Queen Court Farmhouse
TR 06 SW 1287	0020 6088	Grade II listed Lion Lodge was constructed during the periods 1700 to 1972
TR 06 SW 1369	0056 6083	Grade II listed The Mount was constructed during the periods 1700 to 1901
TR 06 SW 1399	0039 6084	Grade II listed 13 Ospringe Street was constructed during the periods 1700 to 1899
TR 06 SW 1396	0040 6086	Grade II listed The Ship Inn was constructed during the periods 1700 to 1799
Early modern (AD 1750 - 1900)		
TR 06 SW 1134	00103 60301	Grade II listed Bier House was constructed during the periods 1833 to 1866
TR 06 SW 1105	00065 60359	Grade II listed monument to Andrew Long, 50m north-east of the Church of St Peter and St Paul was constructed in 1810
TR 06 SW 1106	0005 6034	Grade II listed monument to Anne Chapman, 40m north-east of the Church of St Peter and St Paul was constructed in 1807
TR 06 SW 1107	0005 6032	Grade II listed churchyard lychgate, 20m north-east of the Church of St Peter and St Paul was constructed during the periods 1840 to 1880
TR 06 SW 1152	0021 6088	Grade II listed 65 Ospringe Street was constructed during the periods 1800 to 1832
TR 06 SW 1286	0021 6091	Grade II listed 50-60 Ospringe Street was constructed during the periods 1800 to 1832
TR 06 SW 1398	0031 6085	Grade II listed The Anchor Hotel was constructed during the periods 1800 to 1832

TR 06 SW 1397	0029 6086	Grade II listed 41 & 43 Ospringe Street was constructed during the periods 1800 to 1832
TQ 96 SE 1138	9999 6033	Grade II listed monument to Catherine Chichester, 30m west of the Church of St Peter and St Paul constructed during the periods 1780 to 1820
TQ 85 SE 300	8710 5497	Chatham and Dover Railway, also known as the Chatham Line was built in 1853
Modern (AD 1900 – present)		
TR 06 SW 1177	0041 6086	WWII pillbox built on side of public house, now used as cellar
Undated		
TR 06 SW 245	00093 60267	A rubbish pit of unknown date identified during the laying of a gas pipeline at Ospringe

APPENDIX 3 ARCHIVAL SOURCES

CARTOGRAPHIC EVIDENCE

Date	Description	Scale	Location
1769	Andrews, Dury & Herbert's map of Faversham	-	CKS
1798	Hasted's map of Kent	-	Hasted 1798
1838	Map of Faversham & its environs	-	CKS
1840	Parish of Ospringe tithe map		CKS
1881	Kent sheet VII.4; 1 st edition Ordnance Survey map	6":1 mile	CKS
1907	Kent sheet VII.4; 2 nd edition Ordnance Survey map	25":1 mile	Old Maps
1962 - 63	Plan TR 0060; Ordnance Survey map	25":1 mile	Old Maps
2001	Ordnance Survey Explorer series 149; site location	1:25,000	AS
2011	Detailed site location plan	1:1,250	Client
2011	Proposed development plan	1:1,000	Client

DOCUMENTARY EVIDENCE

Manor of Queen Court in Ospringe, 1566 – 1733

EKAC Ref. EK-U471/T42

Manor of Queen Court in Ospringe, 1582 – 1724

EKAC Ref. EK-U471/T41

Manor of Queen Court in Ospringe inc. rental, 1664

EKAC Ref. EK-U471/M13

A very miscellaneous bundle of papers inc. lists of the reeves and beadles for the manor of Queen Court in Ospringe, 1672-1757

EKAC Ref. EK-U471/E2

APPENDIX 4

PARISH OF OSPRINGE TITHE APPORTIONMENT, 1840

Plot No.	Owner	Occupier	Property	Plot name	Land use	Area (a.r.p)
40	William Henry Baldock	Joseph Kingsnorth	<i>Queens Court Farm</i>	Cottage & Garden	Garden	16 perches
49				Ozier Bed	Wood	1 rood 28 perches
66				Little Brooks	Pasture	2 acres 31 perches
71				Buildings & Yard	Yard	1 acres 1 perch
73				Hog Pound	n/a	5 perches
74				Little Brooks	Pasture	2 acres 2 rood 23 perches
75				Brogdale Field, Chalkhole & Shaw	Wood	20 perches
76				Manor Pound Waste	Waste	4 perches
77						
78				Garden by Stack Yard	Garden	1 rood 30 perches
79				Shearway Road Shaw	Wood	1 rood 1 perch
80				Little Chequers Field	Arable	3 acres 2 perches

PLATES

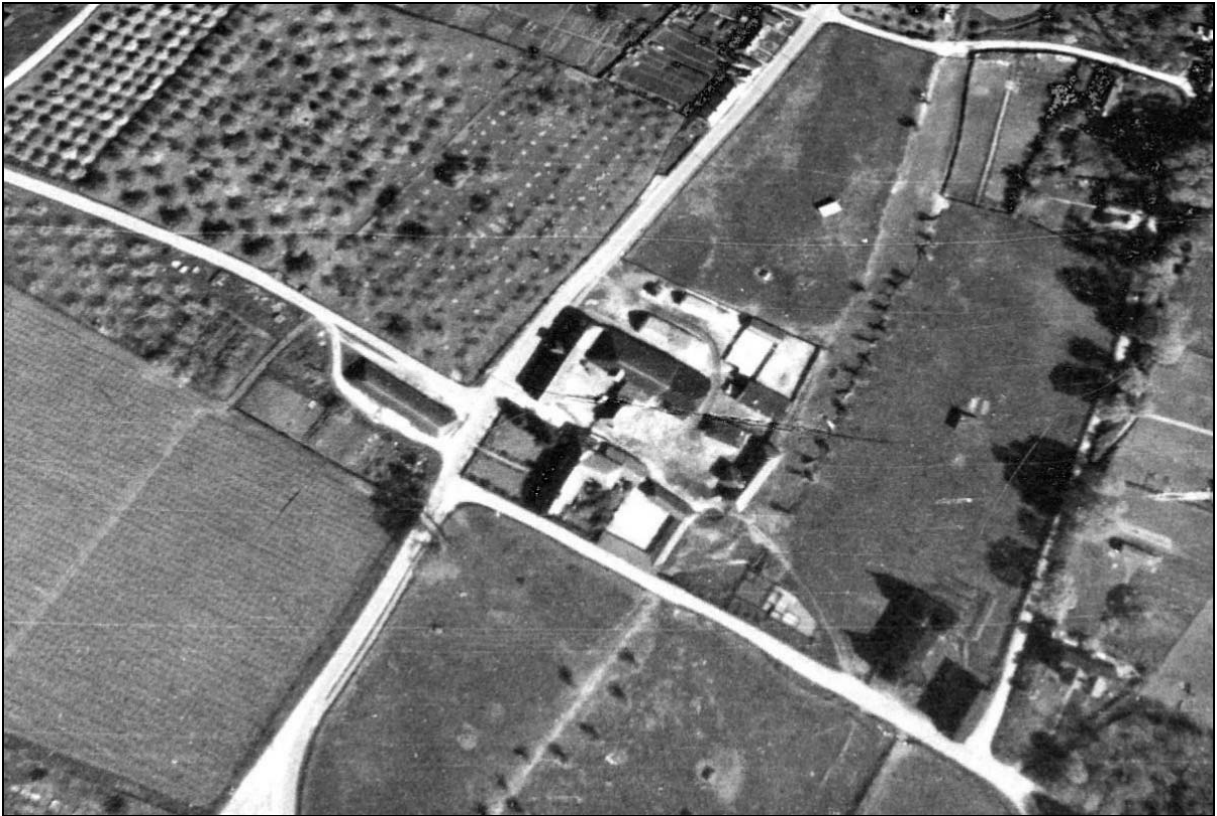


Plate 1 Aerial photograph showing Queen Court Farm, 1940 (source: Google Earth Pro)



Plate 2 Building 1, taken from the south-west (DP 7)



Plate 3 Midstrey, north-west elevation, Building 1 showing original wall-plate with mortices for lost brackets, taken from the north-west



Plate 4 Boarded stable and trough, Building 1, taken from the south-west (DP 33)



Plate 5 Aisled truss, Building 1, taken from the south-west (DP 29)



Plate 6 View of the roof structure at the north end of Building 1, taken from the south (DP 48)



Plate 7 Midstrey, north-west side, Building 1, showing modern partition between Bays 3 and 4, taken from the north-east (DP 30)



Plate 8 Bay 4 of Building 1 showing currently lined out upper area, taken from the south-east (DP52)



Plate 9 Building 2 and granary, taken from the south-west (DP 1)



Plate 10 Building 2, south-west elevation, taken from the south-west (DP 12)



Plate 11 South-east elevation, Building 2, taken from the south (DP 14)



Plate 12 Interior of Building 2, taken from the west (DP 22)



Plate 13 Crown post braced to the tie-beam and collar purlin, Building 2, taken from the south-east (DP 27)



Plate 14 Aisled truss, Building 2, taken from the east (DP 24)



Plate 15 Extension to Building 2 showing change in floor level, taken from the south (DP 36)



Plate 16 Building 3, south-east elevation, taken from the south-east (DP 11)



Plate 17 Ground floor of Building 3, taken from the south-east (DP 41)



Plate 18 Jowled post at first floor level, Building 3, taken from the north-east (DP 47)



Plate 19 First floor of Building 3, boarded out and partitioned, taken from the north (DP 44)

PHOTOGRAPHIC INDEX



1

Building 2 and Building 3, taken from the south-west



2

Midstrey on the south side of Building 2, taken from the south-west



3

Building 2, taken from the south-west



4

Building 1, south-east elevation, taken from the south-east



5

South-west elevation, Building 1, taken from the south-east



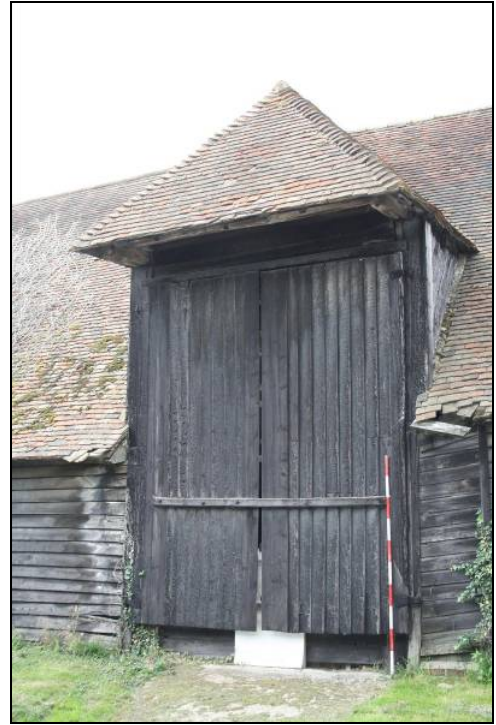
6

Building 1, taken from the south



7

Building 1, taken from the south-west



8

Midstre, north-west elevation, Building 1, taken from the south-west



9

Building 3, north-west elevation, taken from the north-west



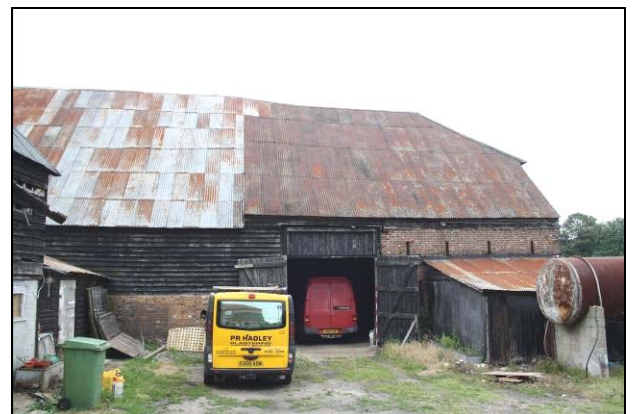
10

Building 2 and Building 3, taken from the south



11

Building 3, south-east elevation, taken from the south-east



12

Building 2, south-west elevation, taken from the south-west



13

Doors at the south-eastern end of Building 2, south-west elevation, taken from the south-west



14

South-east elevation, Building 2, taken from the south



15

Building 2, north-east elevation, Building 1, north-east elevation, taken from the north-east



16

Building 2, north-east elevation, taken from the north



17

Barn 2, north-east elevation, taken from the north-west



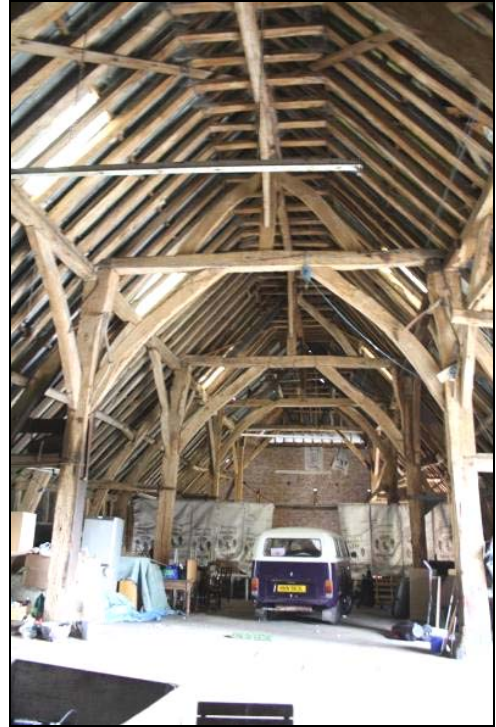
18

Brick outbuilding to the north (outside the assessment), taken from the south-west



19

Brick outbuilding to the north (outside the assessment), taken from the north-west



20

Interior of Building 2, taken from the west



21

Crown post roof, Building 2, taken from the south-west



22

Upper timber framing and roof structure, Building 2, taken from the south-west



23

Upper timber framing and roof structure, Building 2, taken from the south-east



24

View of terminal outshot, Building 2, taken from the east



25

Upper timber framing and roof structure, Building 2, taken from the south-east



26

Roof structure above east extension, Building 2, taken from the west



27

Crown post braced to the tie-beam and collar purlin, Building 2, taken from the south-east



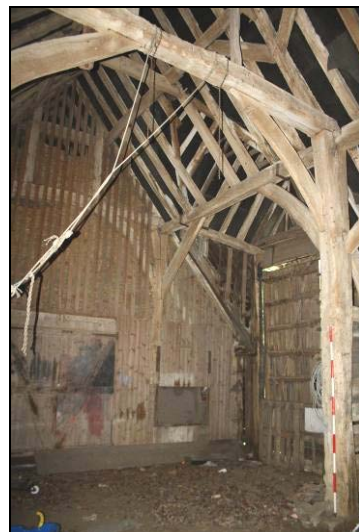
28

Interior of Building 1, taken from the south-west



29

Aisled truss, Building 1, taken from the south-west



30

Midstrey, north-west side, Building 1, taken from the north-east



31
North-eastern gable end, Building 1, taken from the south-west



32
North-eastern gable end, Building 1, taken from the south



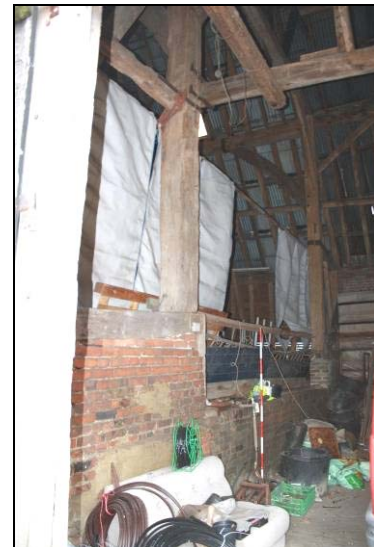
33
Boarded stable and trough, Building 1, taken from the south



34
Stable, Building 1, taken from the south-east



35
Stables, Building 1, taken from the south-east



36
Extension to Building 2 showing change in floor level, taken from the south



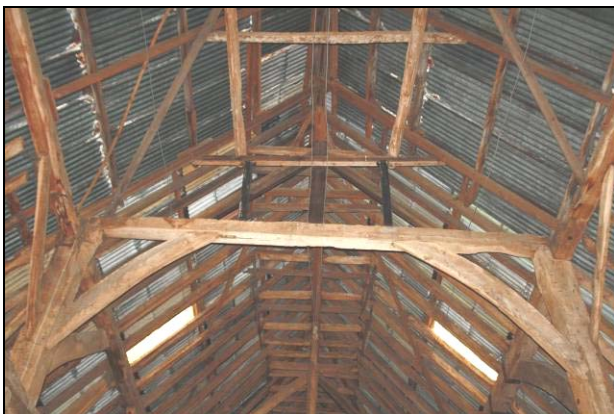
37

Roof structure, Building 2, taken from the south-east



38

South-east elevation, Building 2, taken from the south-west



39

Junction between crown post roof and the later extension, Building 2, taken from the south-east



40

Roof above the later extension to Building 2, taken from the north-west



41

Ground floor of Building 3, taken from the south-east



42

Internal partition with jowled post, Building 3, ground floor, taken from the south-west



43

Jowled post to the internal partition, Building 3, ground floor, taken from the north-east



44

First floor of Building 3, boarded out and partitioned, taken from the north



45

Roof structure above the Building 3, taken from the south-west



46

First floor of Building 3, boarded out and partitioned, taken from the south-west



47

Jowled post at first floor level, Building 3, taken from the north-east



48

View of the roof structure at the north end of Building 1, taken from the south



49

North-west corner of Building 1, taken from the south-east



50

Tie-beam end in Building 1 showing chamfer and stop, boarded out and partitioned, taken from the south



51

View of Bay 4 in Building 1, taken from the south-east



52

Bay 4 of Building 1 showing currently lined out upper area, taken from the south-east



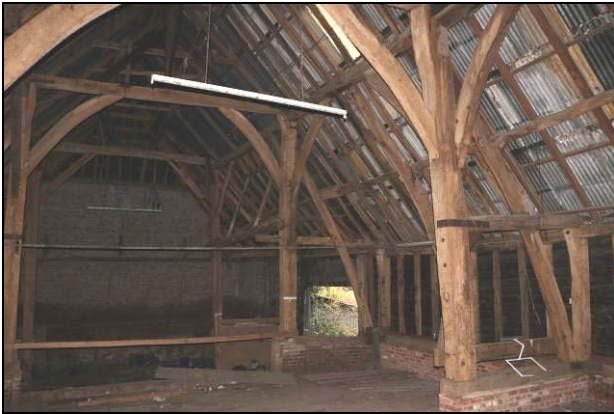
53

East wall of Bay 1 (Building 1) showing replaced studs, taken from the west



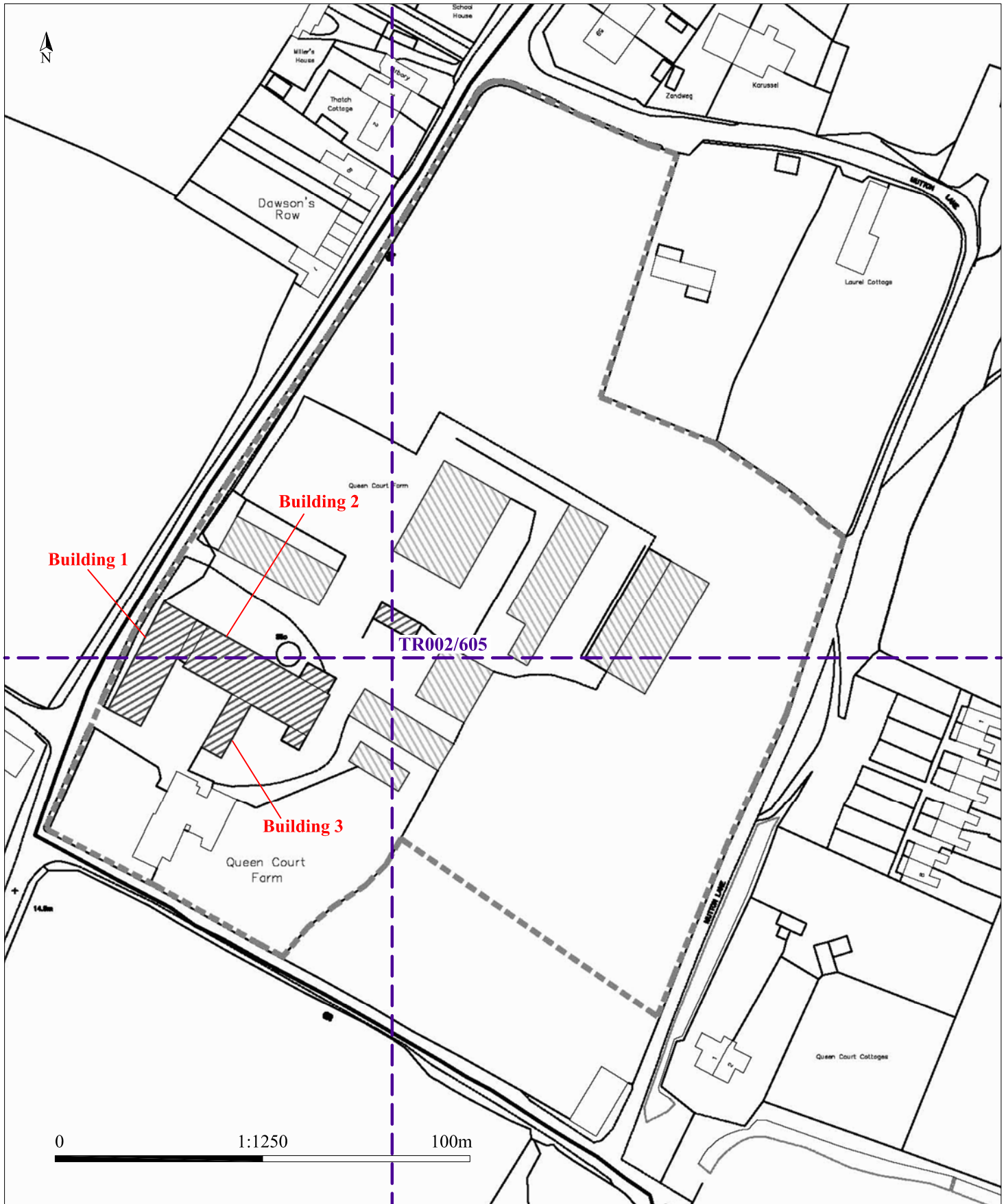
54

South wall of Bay 5 (Building 1) showing later primary-braced partition, taken from the north



55

East end of Building 2 showing the change in floor level to the final two bays, taken from the west



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Fig. 2 Detailed site location plan
Scale 1:1250 at A4
Queen Court Farm, Ospringe, Faversham, Kent (P4463)

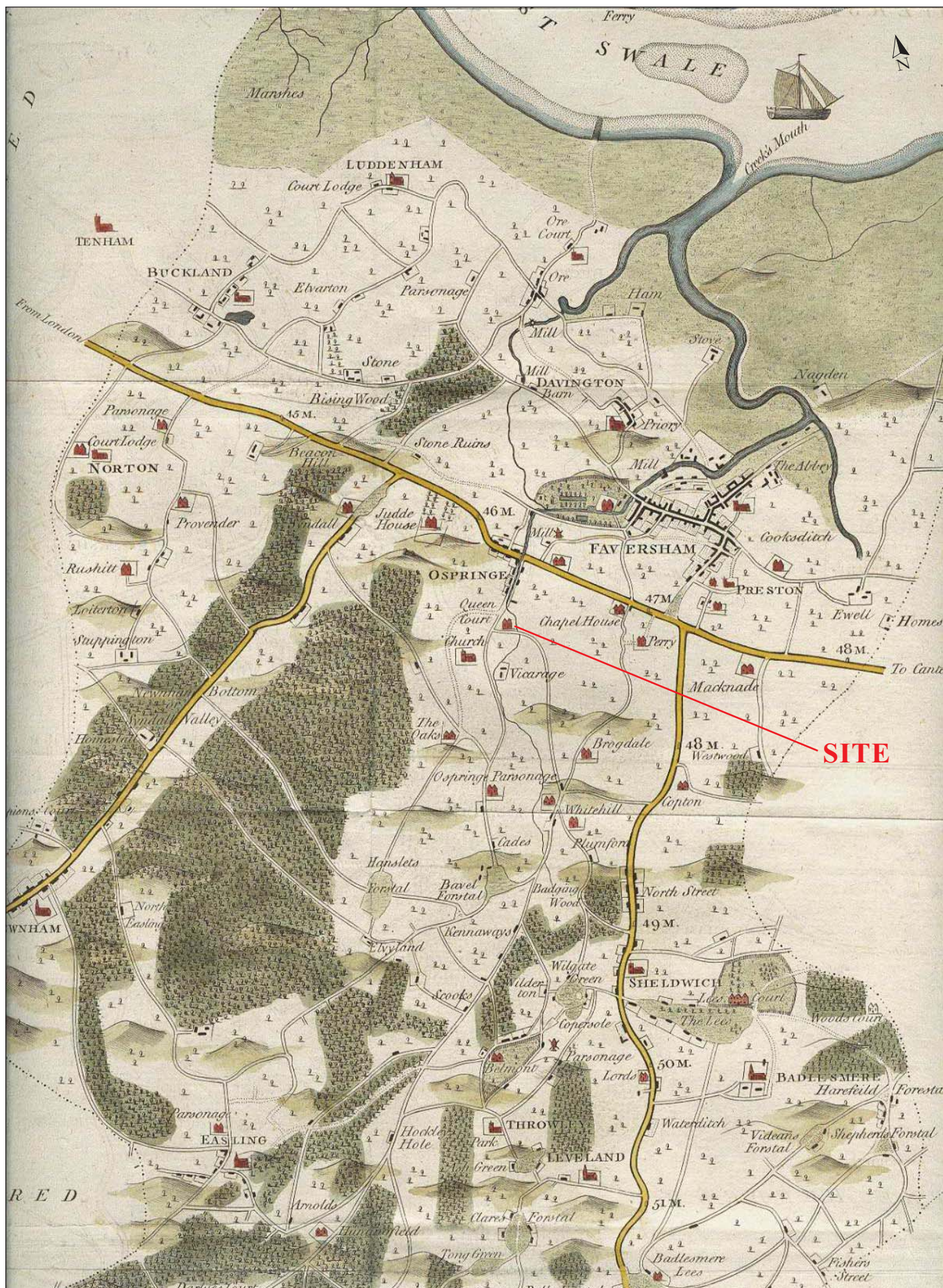


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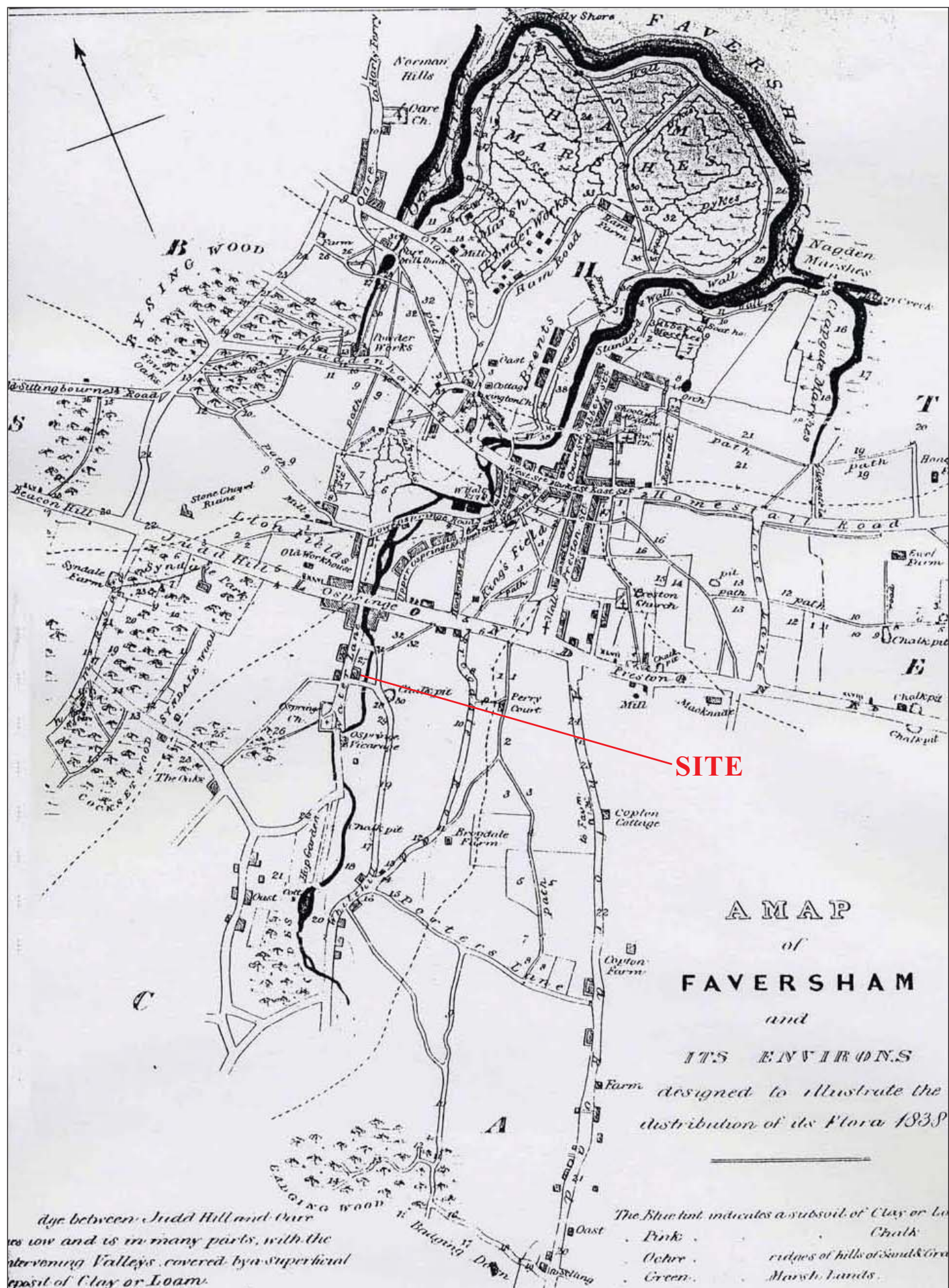
Fig. 3 Andrews, Dury and Herbert's map of Faversham, 1769

Not to scale

Queen Court Farm, Ospringe, Faversham, Kent (P4463)



Archaeological Solutions Ltd
 Fig. 4 Hasted's map of Kent, 1798
 Not to scale
 Queen Court Farm, Ospringe, Faversham, Kent (P4463)

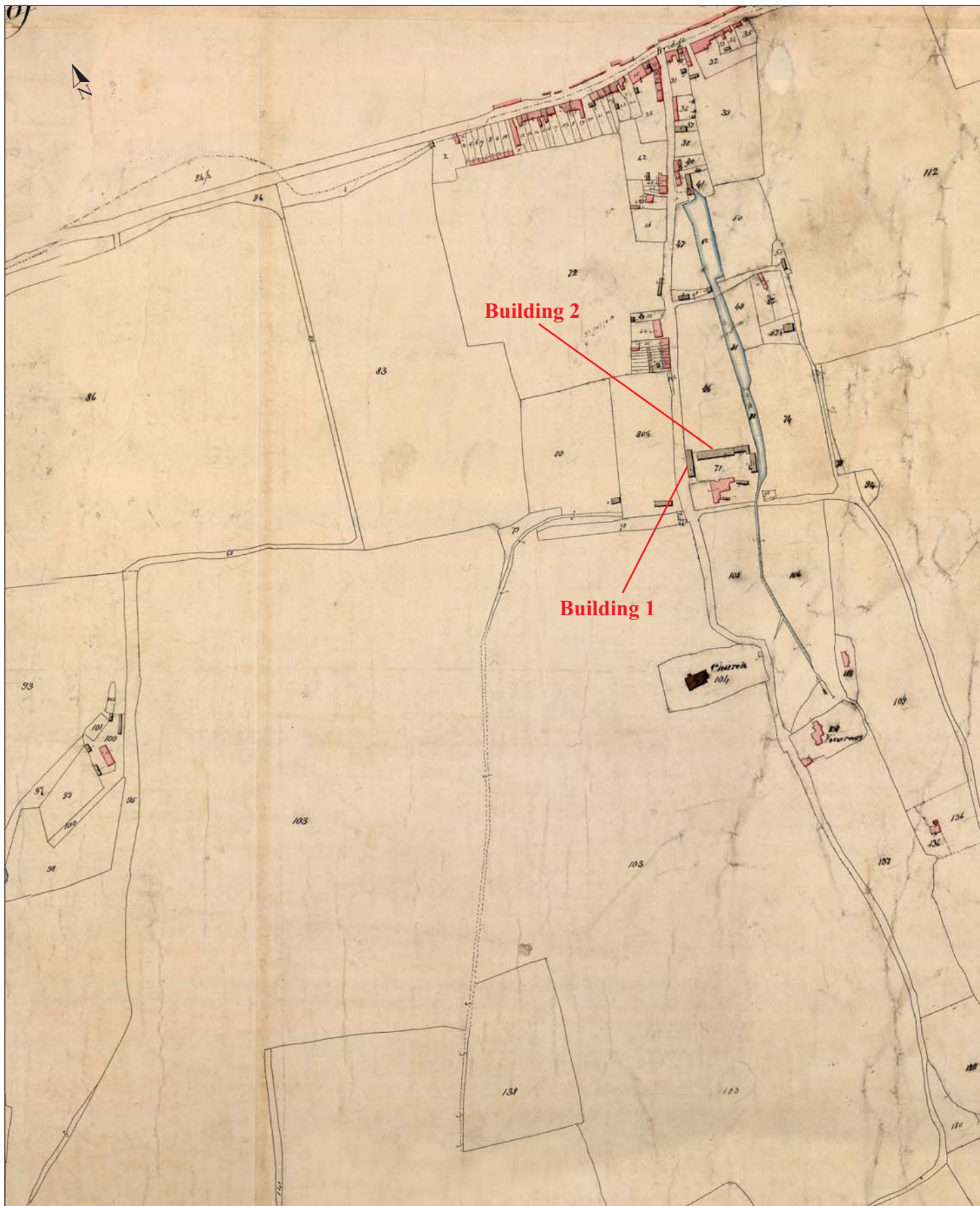


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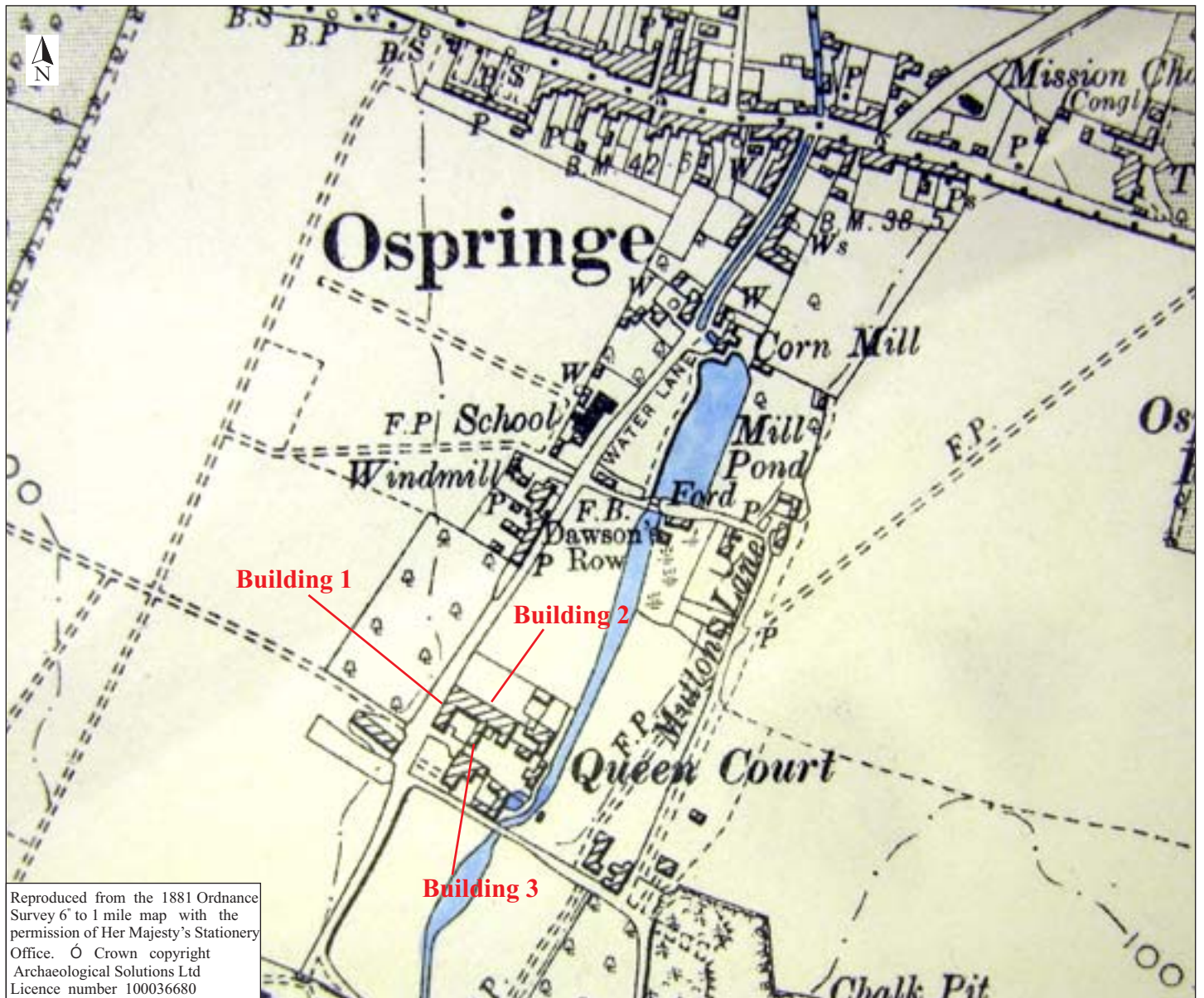
Fig. 5 Map of Faversham and its environs, 1838

Not to scale

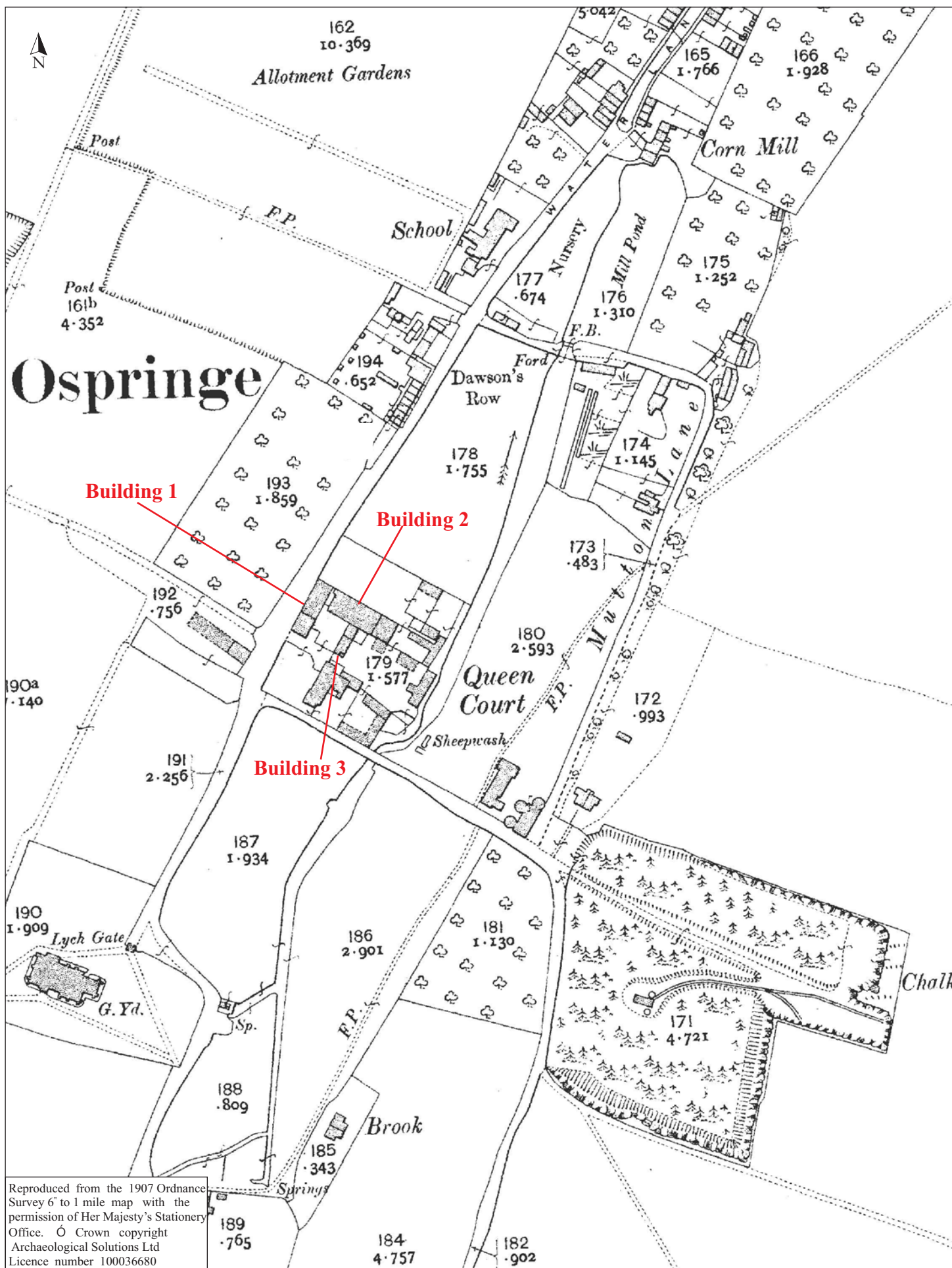
Queen Court Farm, Ospringe, Faversham, Kent (P4463)



<i>Archaeological Solutions Ltd</i>
Fig. 6 Parish of Ospringe tithe map, 1840
Not to scale
Queen Court Farm, Ospringe, Faversham, Kent (P4463)



<i>Archaeological Solutions Ltd</i>
Fig. 7 1st edition OS map, 1881
Scale 1:10,560 at A4
Queen Court Farm, Ospringe, Faversham, Kent (P4463)

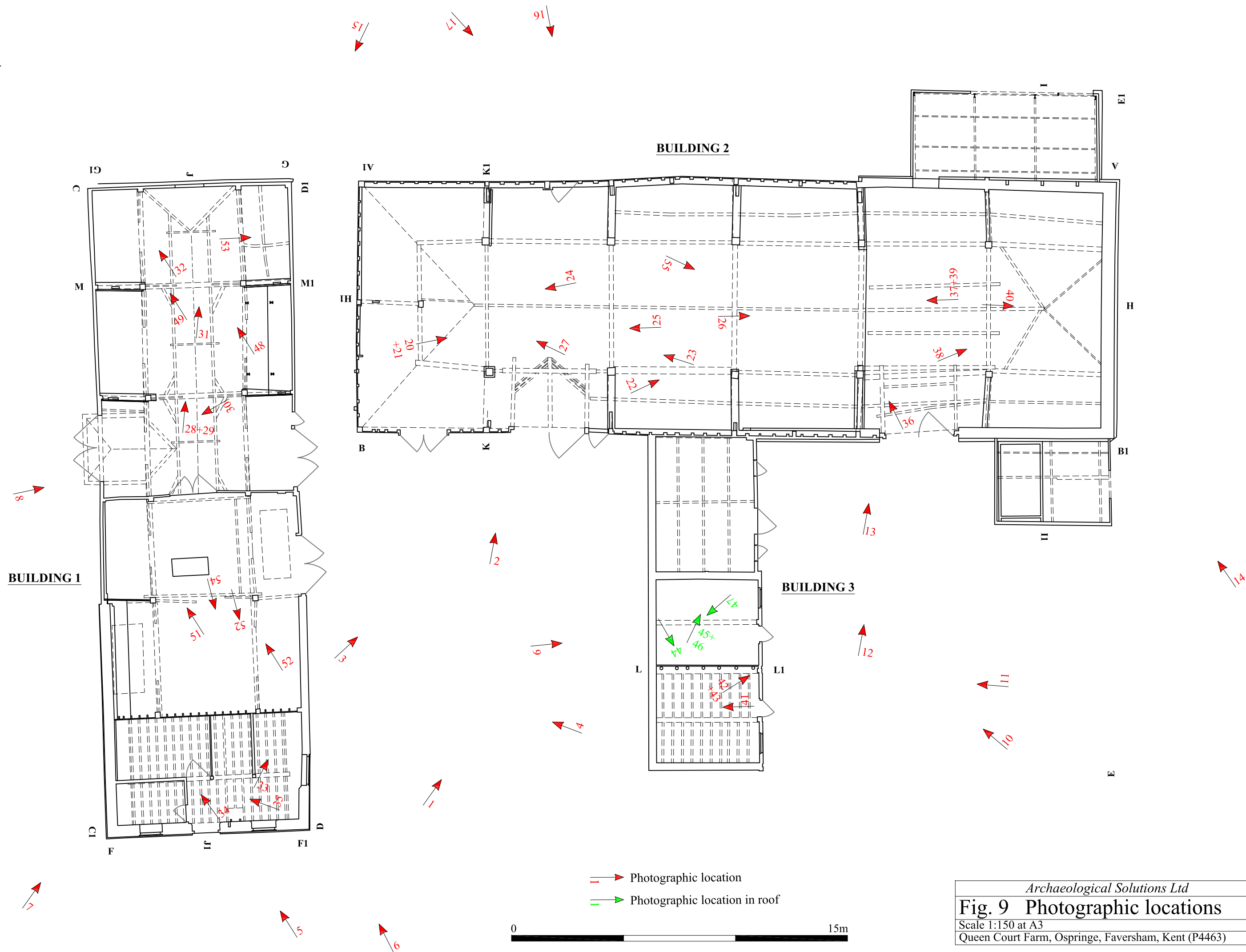


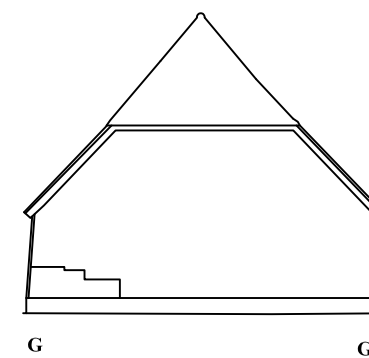
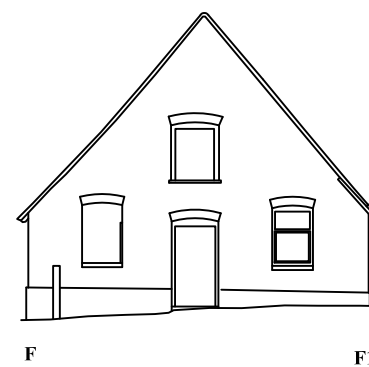
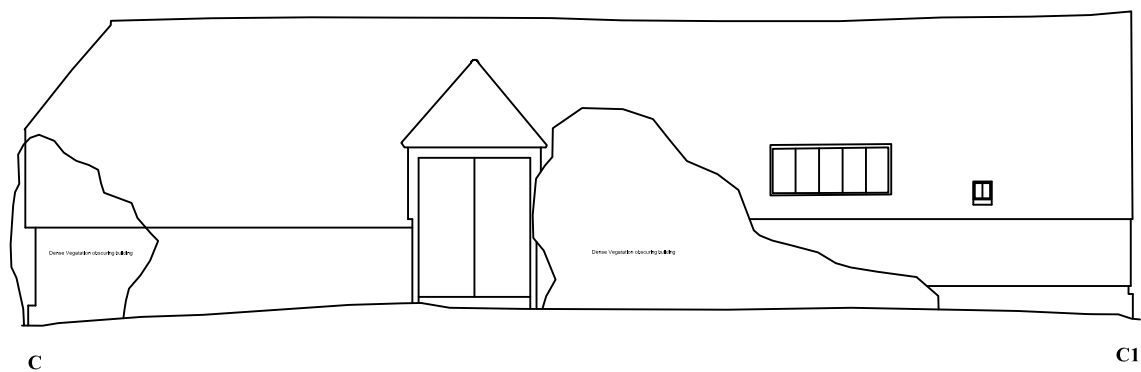
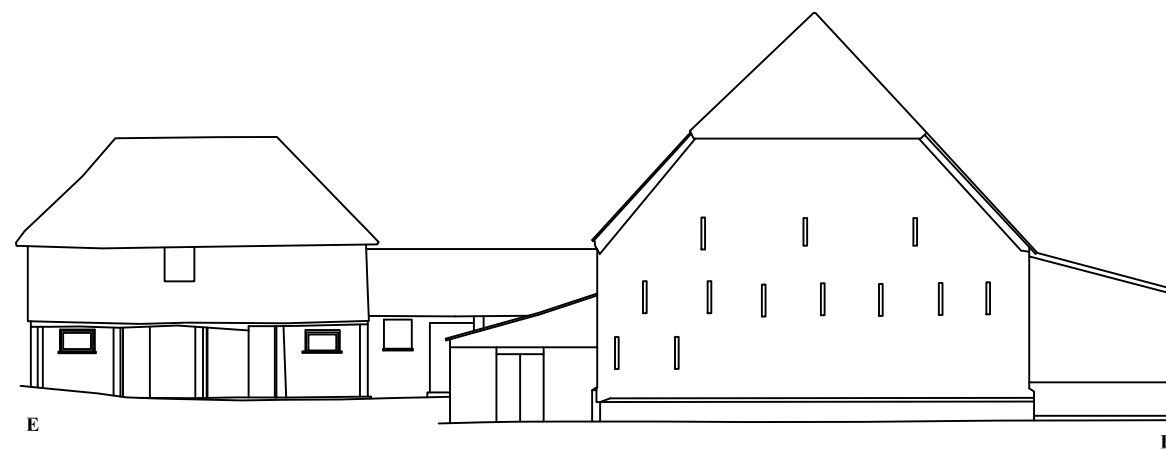
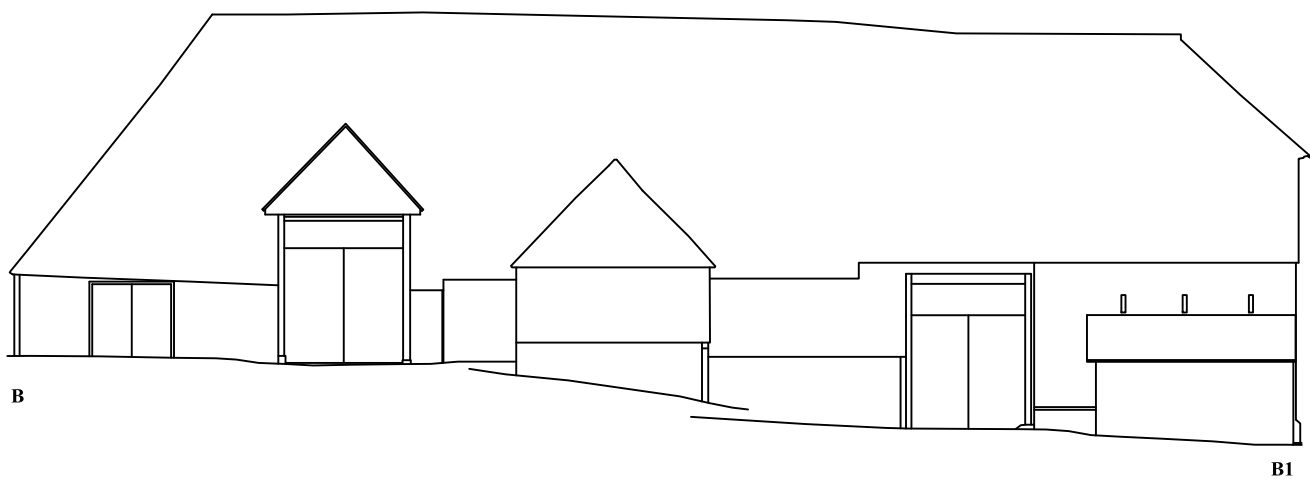
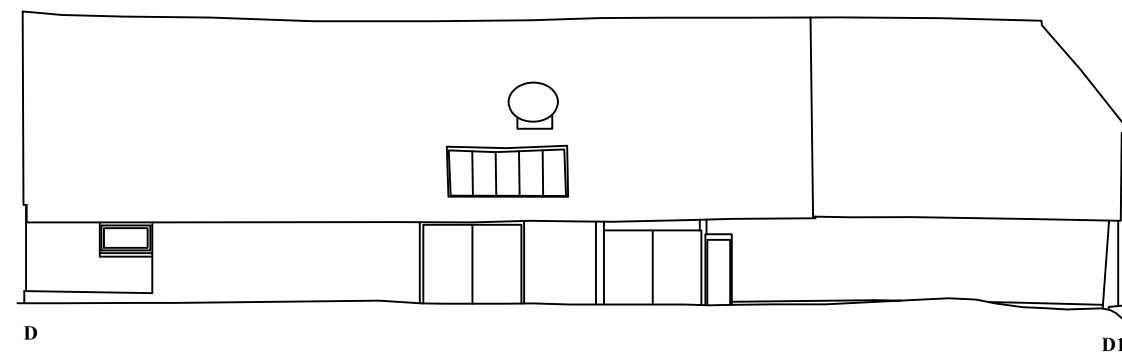
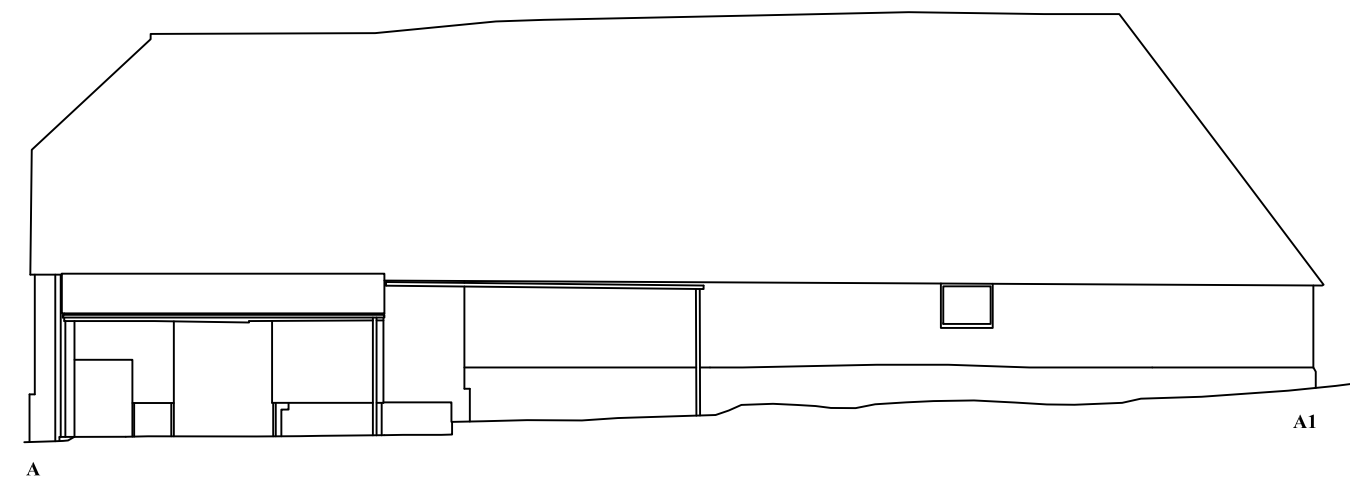
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Fig. 8 2nd edition OS map, 1907

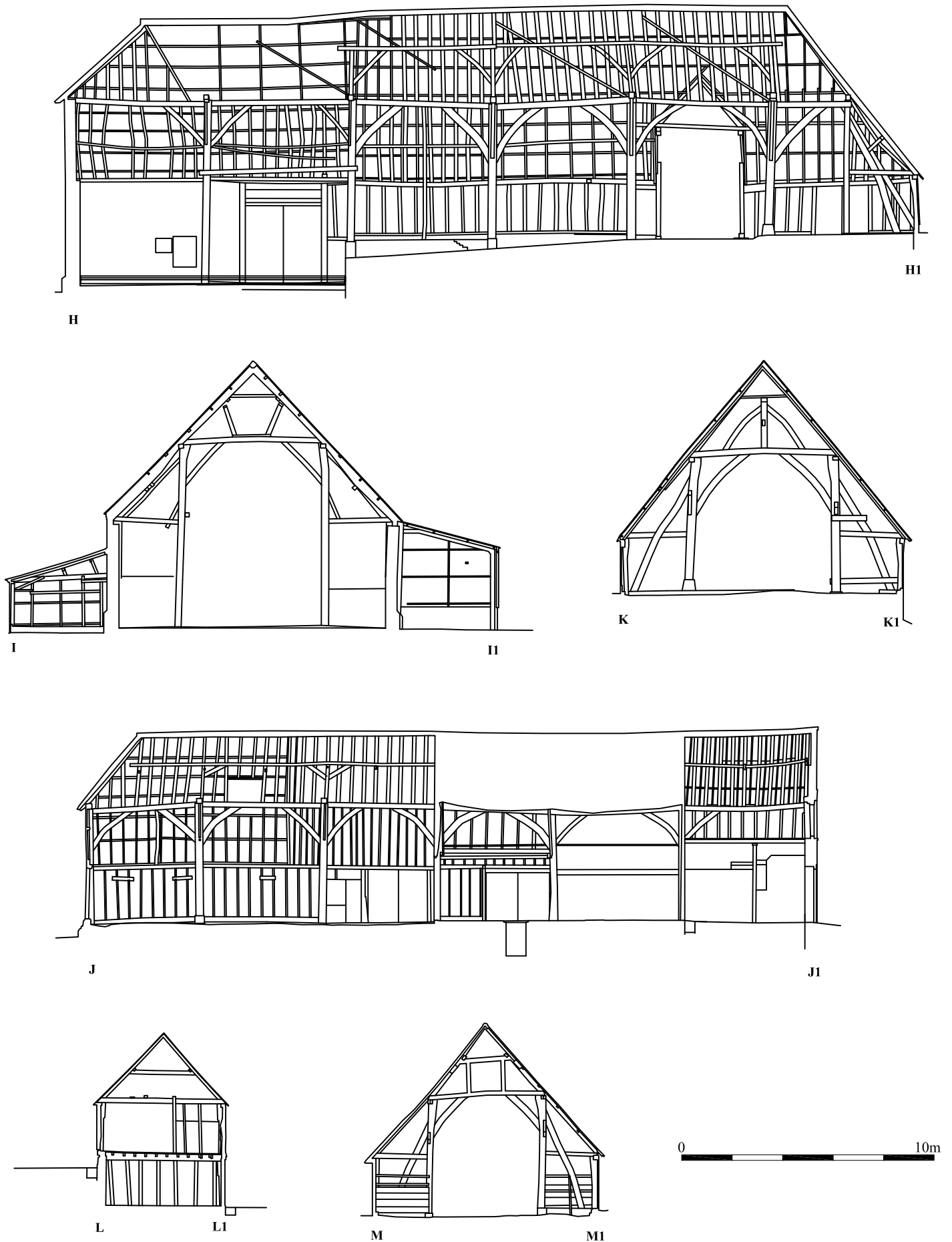
Scale 1:10,560 at A4

Queen Court Farm, Ospringe, Faversham, Kent (P4463)

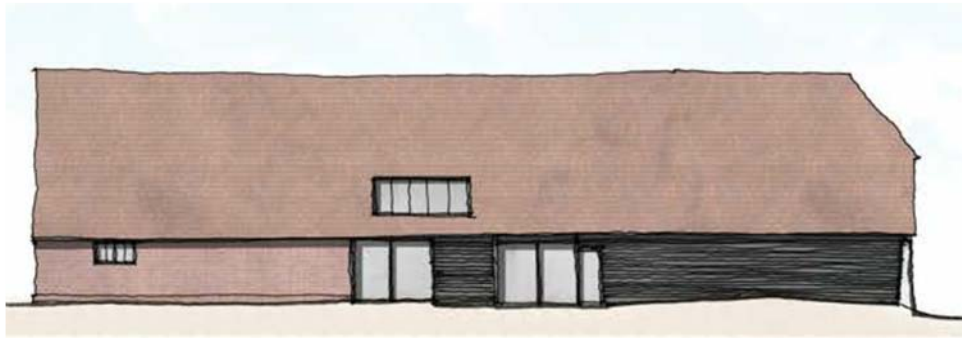




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Fig. 10 Existing elevations
Scale 1:200 at A3
Queen Court Farm, Ospringe, Faversham, Kent (P4463)



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Fig. 11 Existing elevations and sections
 Scale 1:200 at A4
 Queen Court Farm, Ospringe, Faversham, Kent (P4463)



SOUTH-EAST ELEVATION



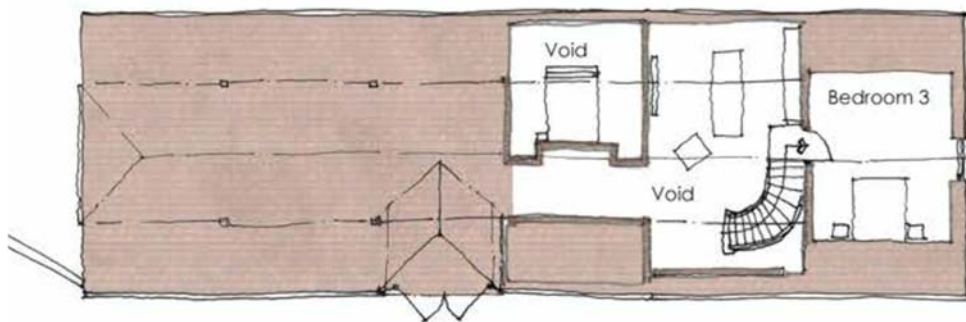
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

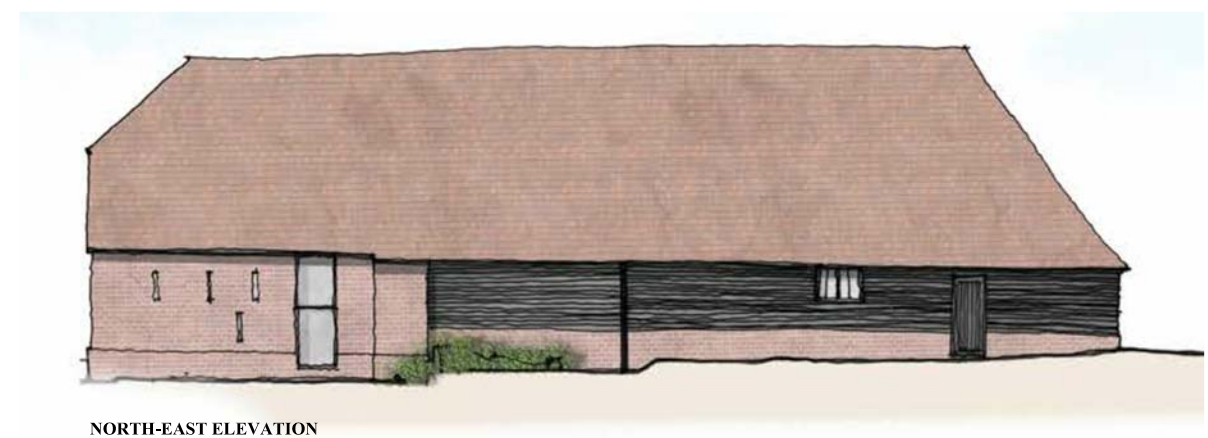
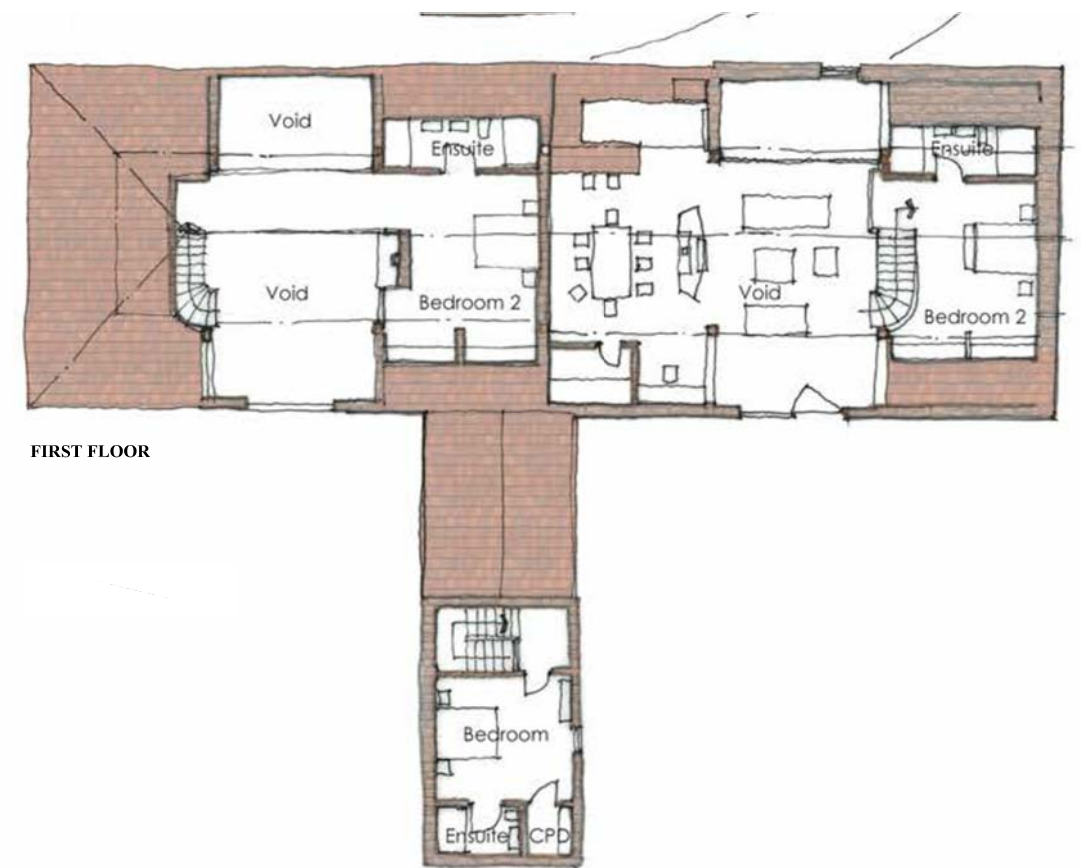
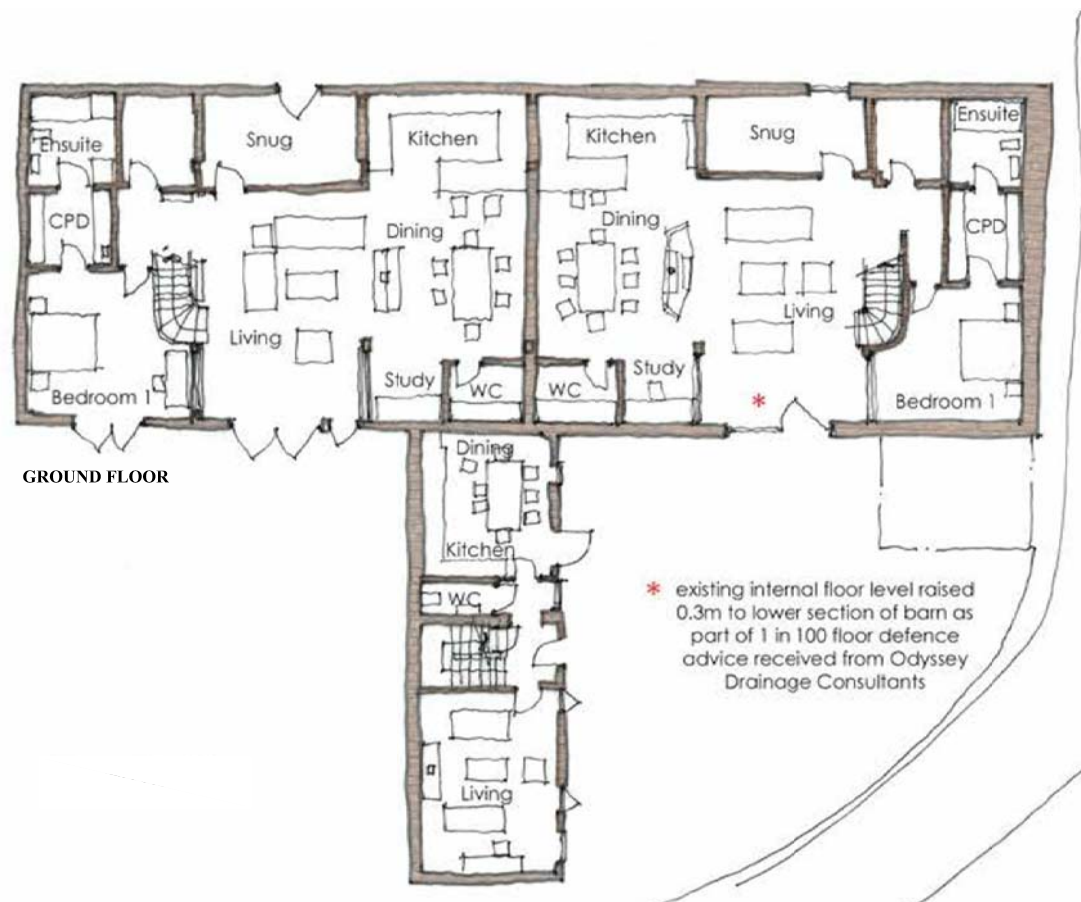


FIRST FLOOR



GROUND FLOOR

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Fig. 12 Building 1, proposed plans
Scale 1:250 at A4
Queen Court Farm, Ospringe, Faversham, Kent (P4463)



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Fig. 13 Building 2 & 3, proposed plans
 Scale 1:250 at A3
 Queen Court Farm, Ospringe, Faversham, Kent (P4463)



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Fig. 14 Proposed development
Scale 1:250 at A3
Queen Court Farm, Ospringe, Faversham, Kent (P4463)