



HISTORIC BUILDING RECORDING OF BAILIFF'S COTTAGE OFF LOWER HIGHAM ROAD, GRAVESEND, KENT

Date of report July 2019

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1.0 INTRODUCTION

1.1 In September 2018 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of Bailiff's Cottage off Lower Higham Road, Gravesend in Kent followed by an internal inspection in July 2019 (Figures 1-11). The building is presently unoccupied and in poor state and is about to be demolished.

1.2 The building recording was carried out on 28th September 2018 and July 2019 in accordance with a Level 2 survey as detailed in the English Heritage publication

'Understanding Historic Buildings: A Guide to Good Recording Practice' (2017). The Chartered Institute of Field Archaeologists Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014) and the KCC Historic Building Recording Requirements Part C.

This is essentially a visual record. Historic England guidelines suggest that written information should be the minimum to identify the building's location, age, type, materials, use and when and whom compiled the report.

General photographs of the exterior as well as any specific architectural or historic features (both internal and external) should be taken.

1.3 In summary the work consists of a basic descriptive report accompanied by digital photographs.

1.4 The principal elements of the survey involved the creation of a record and description of the historic fabric of the building together with an analysis and interpretation of the buildings origins and historic development.

1.5 A review of Historic OS mapping has been made (MAP 1-3) and the Pevsner Architectural Guide (*Kent, West and the Weald 2012*) was consulted as was the National Heritage Register for England.

1.6 This report consists of a descriptive report accompanied by digital photographs and annotated plans.

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

2.1 Location

The site is located on the north side of Lower Higham Road, with access to the site from an unmade road opposite Forge Lane (Figure 1).

To the north-west is the modern build of North Kent College and to the north North Kent College parking (Figure 1).

To the south east and south west of the site there are residential housing. The site is currently overgrown which restricts access. The OS location of Bailiffs Cottage is NGR 566721 173157 (Figure 2).

2.2 Setting

Bailiffs Cottage is located between Denton and West Court in Gravesend, Kent. It is an asymmetrical two storey building with a flattened t-shape plan. It has a gabled roof of dark grey slate tiles and pebbledash walls.

2.3 Statutory Designation

Bailiffs Cottage is not listed.

2.4 Significance of the Building

The significance of the building lies in its contribution to the relict farming scene with its much rebuilt exterior probably dating back to the late 18th century with the interior decoration dating from the 20th century and is likely to be contemporary with the adjacent properties now demolished.

2.5 Historic Background

A rapid map assessment of OS historic mapping shows that in 1863 the building was part of the curtilage of Malthouse Farm shown more clearly on the 1875 OS map (Maps 1 & 2).

The aerial photograph of 1960 shows the farm still in existence but with additional urban development to the south (AP Plate 1) and the aerial photograph of 2003 shows Malthouse Farm to have disappeared and replaced by urban housing (AP Plate 2).

3. DESCRIPTION OF THE BUILDING

Bailiff's Cottage - Description of Elevations

1. Introduction

- Bailiff's Cottage is located between Denton and West Court in Gravesend, Kent.
- It is an asymmetrical two storey building with a flattened t-shape plan. It has a gabled roof of dark grey slate tiles and pebbledash walls (Plates 6, 7, 8, 9, and Figures 6-10).

2. Southern elevation

- Large wall dormer to the west of the elevation, set with two windows.
- Beneath the dormer is a narrow flat felt-roofed extension containing a porch to the east and a long window to the west.
- The porch opening is surmounted by a two-ring brick arch.
- The eastern third of the southern elevation has a larger eave height, and has a single narrow elevated chimney stack emerging from the side of the building at two metres up. To the east of this is a single window set low to the ground (Plates 8, 9).

3. Eastern elevation

- Gable end with two small windows on the lower storey, set either side of a simple rectangular doorway.
- Tall narrow window to the south, set back from the main elevation (Plates 3, 4)

4. Northern elevation

- To the east of the elevation, one window on the lower storey with a larger window on the upper storey set above it, directly under the eaves.
- Two storey bay set with one window on each storey (Plates 5, 6).

5. Western elevation

- The western elevation is dominated by a large split chimney stack extending from the gable ridge forming a roughly inverted Y-shape (Plate 7).

4. INTERIOR

4.1 The interior of the building was surveyed in July 2019 once the interior of the building had been made safe.

Room 1 is located on the east side of the building and is accessed by a side door (Plate 11) with a lobby to the left and a small passage which leads into the kitchen (Plate 10). The kitchen measures 2.25m X 4.5m is lighted by two windows, one in the north wall and the other in the south wall. Both windows are Crittall framed with clear glass. In the corner is the remains of a 20th century boiler (Plate 10). The ceiling is plasterboard, walls plastered and the floor concrete (Figure 4).

Room 2 is located in front of house and measures 3.6m X 4.05m and faces south. It is accessed from the front door located to the east of Room 2 and leads into a lobby with stairs to the right (Plate 13). The main features of the room are a fireplace located on the west wall and a feature bay window located centrally on the south wall (Plate 9). Neither features have any architectural merit (Plates 9, 12, 14, 24). Wall decoration is plasterboard panels framed with dark stained timber frames and infill panels decorated with 20th century wallpaper with pictorial patterns. The ceiling is plasterboard with dark stained exposed false joists (Plate 14).

Room 3 is located to the rear of the house and measures 2.9m X 7.2m and faces north. It is accessed from the lobby located to the south (Plates 17, 18). The main features are the bay window which faces north and a brick fireplace on the west wall (Plate 15). Neither features have any architectural merit (Plates 15, 16, 18). Wall decoration is plasterboard panels framed with dark stained timber frames and infill panels decorated with 20th century wallpaper with pink and grey pictorial patterns. The ceiling is plasterboard with dark stained exposed false joists (Plate 16).

Room 4 is an upstairs bedroom and measures 3.6m X 3m and faces south with a sloping roof and boarded up fireplace with wall and ceiling finished with plasterboard panels painted white (Plate 22).

Room 5 is an upstairs bedroom and measures 4.5m X 3m and faces south with a sloping roof with wall and ceiling finished with plasterboard panels decorated with pictorial wallpaper now in poor condition (Plates 20, 21).

Room 6 is an upstairs bedroom and measures 4.5m X 3m and faces north with a sloping roof and boarded up fireplace with wall and ceiling finished with plasterboard panels painted white (Plate 19 and Figure 5).

5.0 DISCUSSION

5.1 A review of the proposed development proposals show that Bailiffs Cottage is to be demolished and recording of the building is a planning condition. The survey of the building has shown there is little if any structure or architectural details of merit or in need of special recording.

6.0 PARAMETERS

5.1 The photographic survey was conducted using digital photography and as the exterior of the building was available drone coverage of the exterior of the building was undertaken. For drone footage of this building and archaeological sites recorded by SWAT Archaeology access here:

<https://www.dropbox.com/s/298ebdvh52a7om1/bailiffs%20cottage.mp4?dl=0>

5.2 This work did not include any investigation of below ground archaeology. Such work is administered separately by SWAT Archaeology to a WSI prepared for the Local Planning Authority.

5.3 The site survey took place on 28th September 2018 and the interior in July 2019 and photographs can be seen in the following Plates.

Paul Wilkinson PhD., MCIfA., FRSA

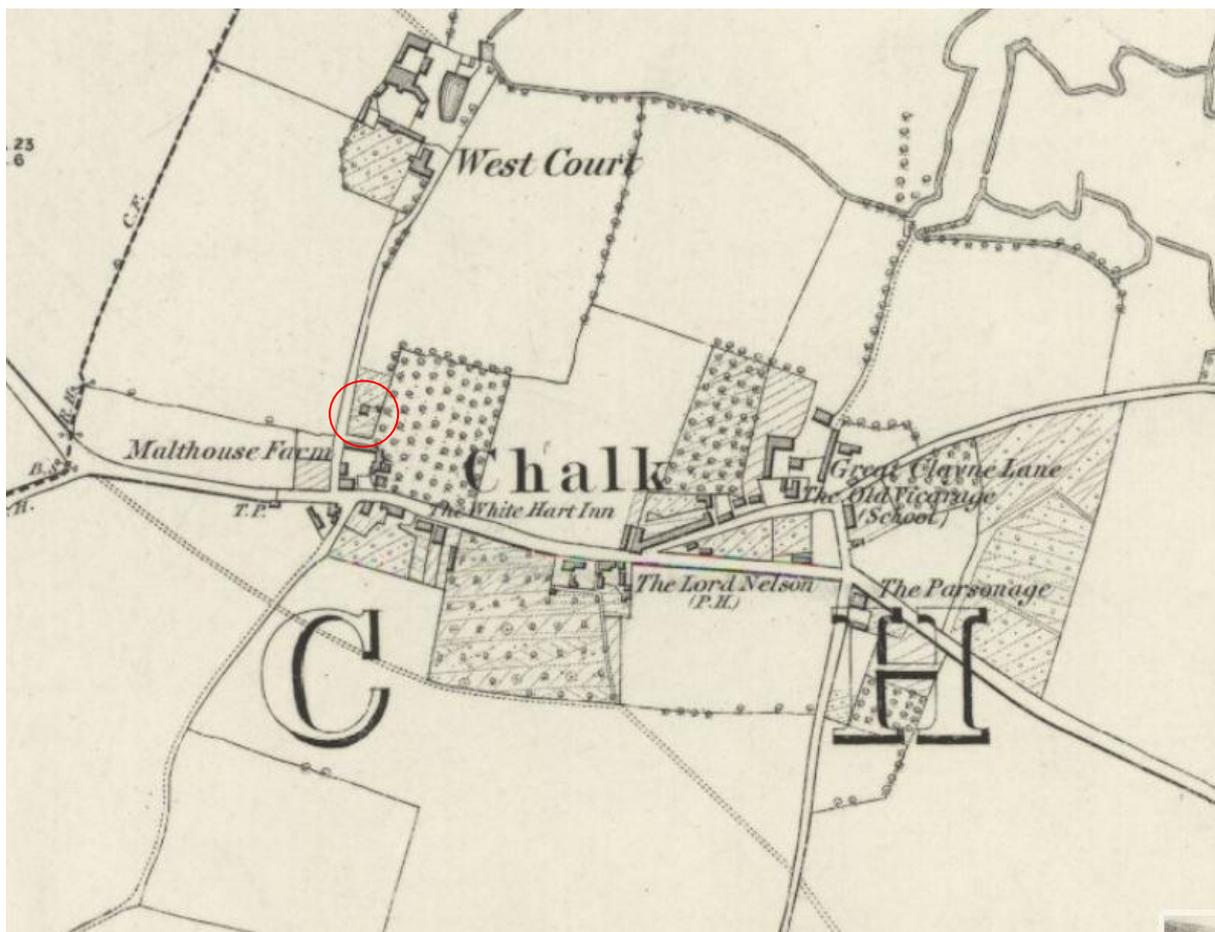
6. References

English Heritage, 2016 *Understanding Historic Buildings: a guide to good recording practice*

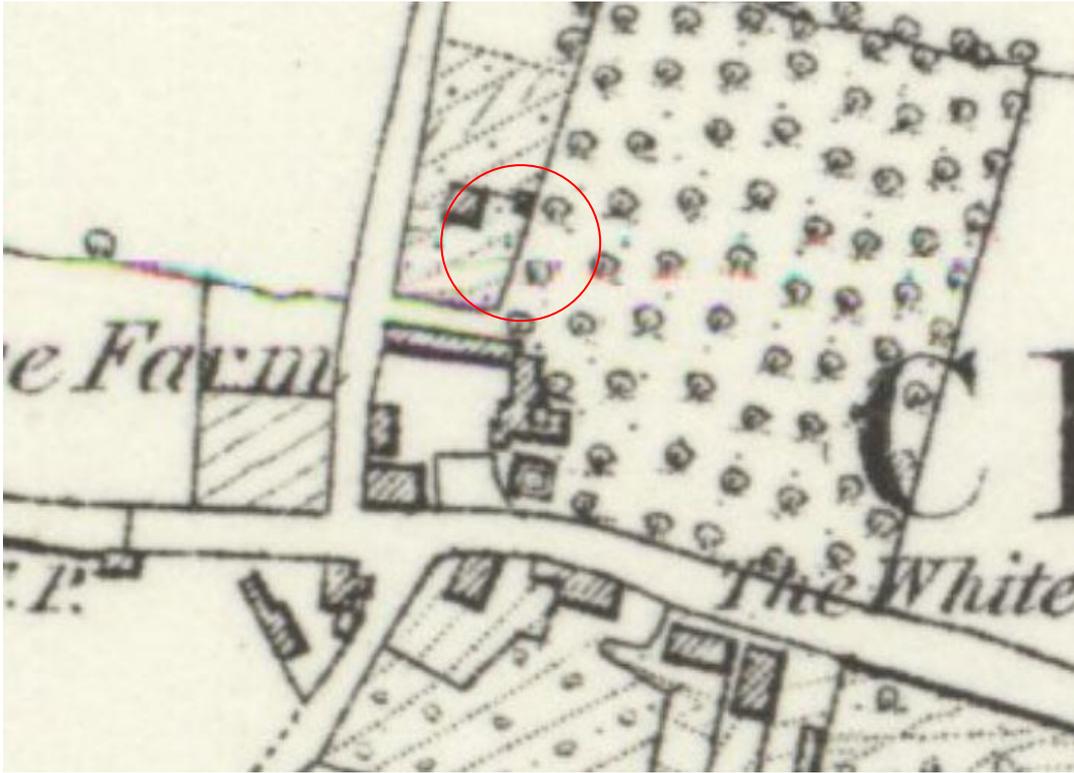
The National Heritage List for England (accessed 22nd January 2018)

Chartered Institute of Field Archaeologists, *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2008).

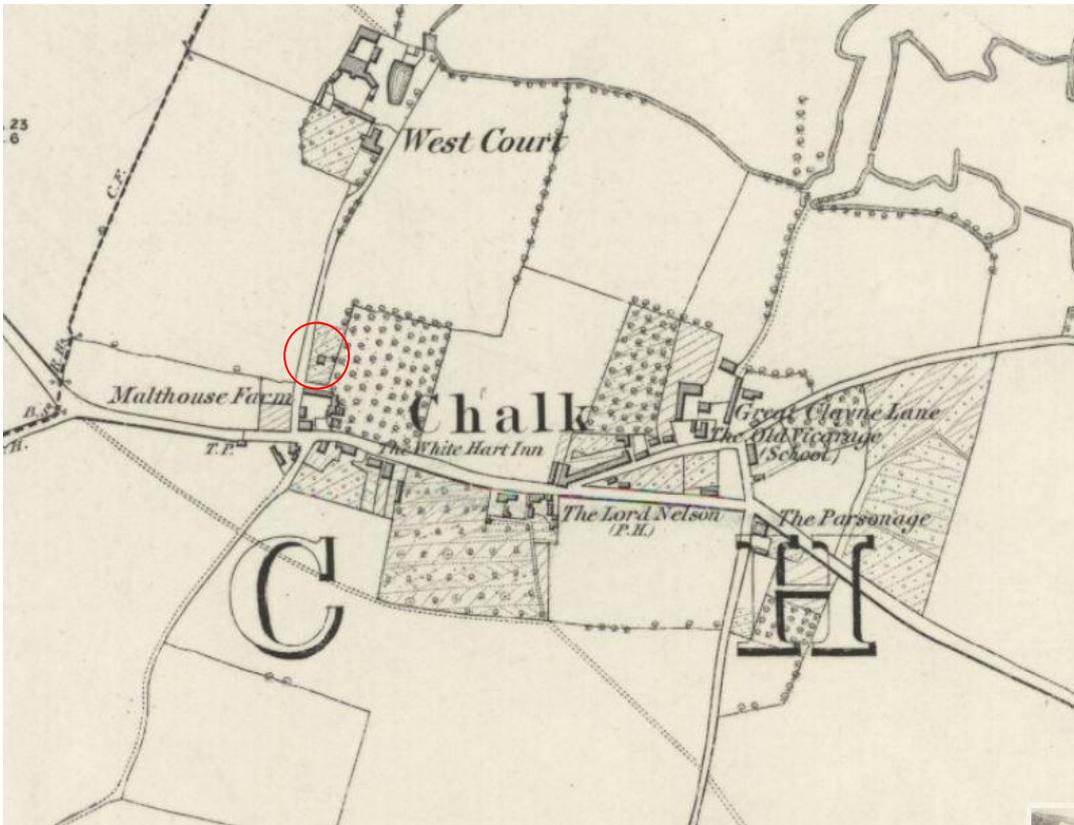
Pevsner Architectural Guide (*Kent, West and the Weald* 2012)



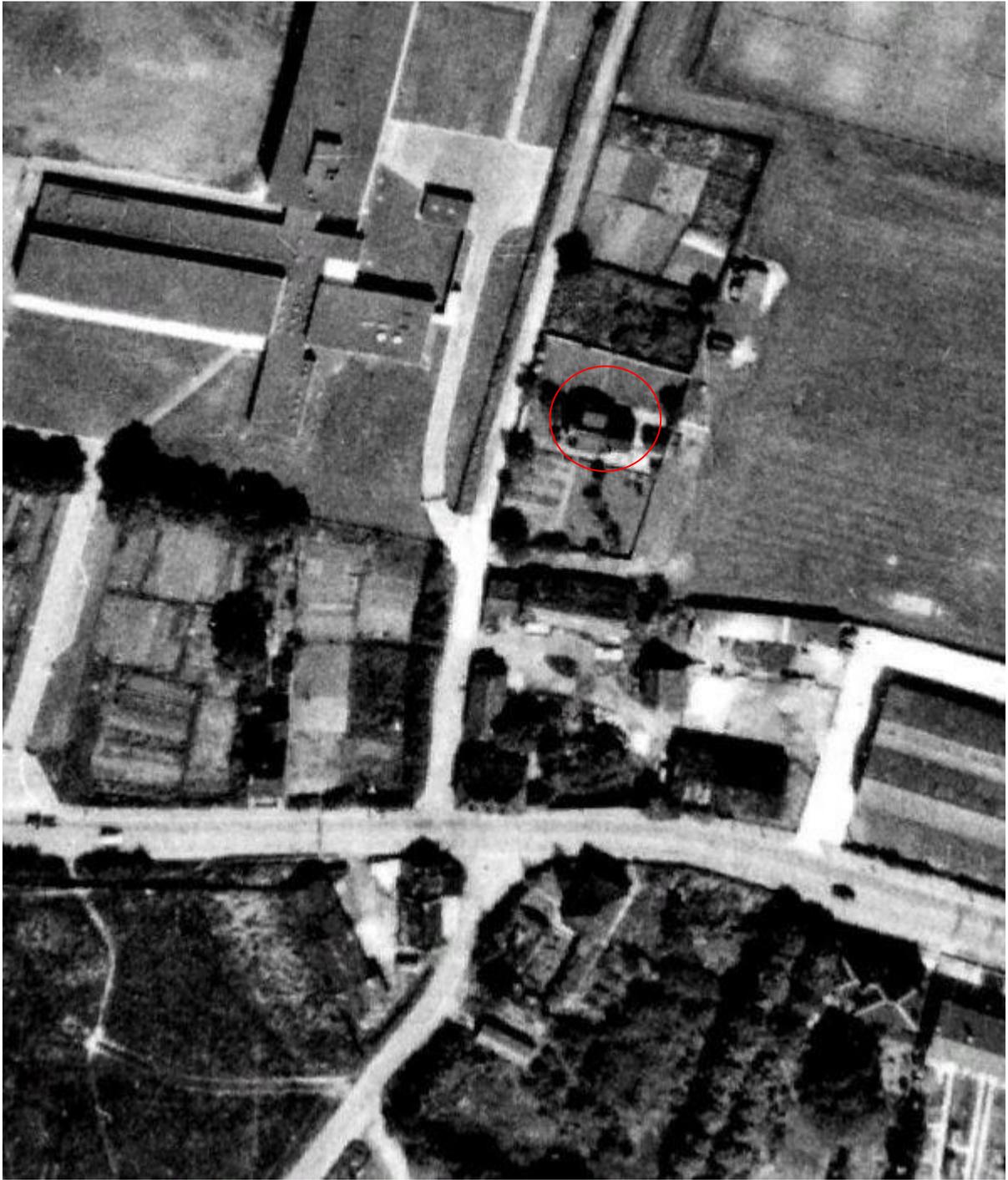
Map 1. OS Historic mapping surveyed 1863



Map 2. OS Historic mapping (close-up) surveyed 1863



Map 3. OS Historic mapping surveyed 1875



AP Plate 1. Aerial photograph of 1960



AP Plate 2. Aerial photograph of 2003



Plate 1: Southern elevation



Plate 2: Southern elevation; five metre scale



Plate 3: Looking north west at eastern elevation; five metre scale



Plate 4: Looking south west at eastern and northern elevation; five metres scale.



Plate 5: Northern elevation, five metres scale.



Plate 6: Northern elevation; five metres scale



Plate 7: Western elevation



Plate 8: South elevation shutters removed



Plate 9: South elevation detail of windows



Plate 10: Room One with outside access door on left (looking SW)



Plate 11: Side access door Room One (looking south)



Plate 12: Room Two (looking west)



Plate 13: Corridor from front door leading to Room Two



Plate 14: Room Two looking east towards front door passage and stairs. Room Three on left



Plate 15: Room Three looking west



Plate 16: Room Three French doors to rear garden (looking north)



Plate 18: Room Three (looking east)



Plate 18: Room Three looking towards front door hall and staircase



Plate 19: Room Six upstairs bedroom (looking north)

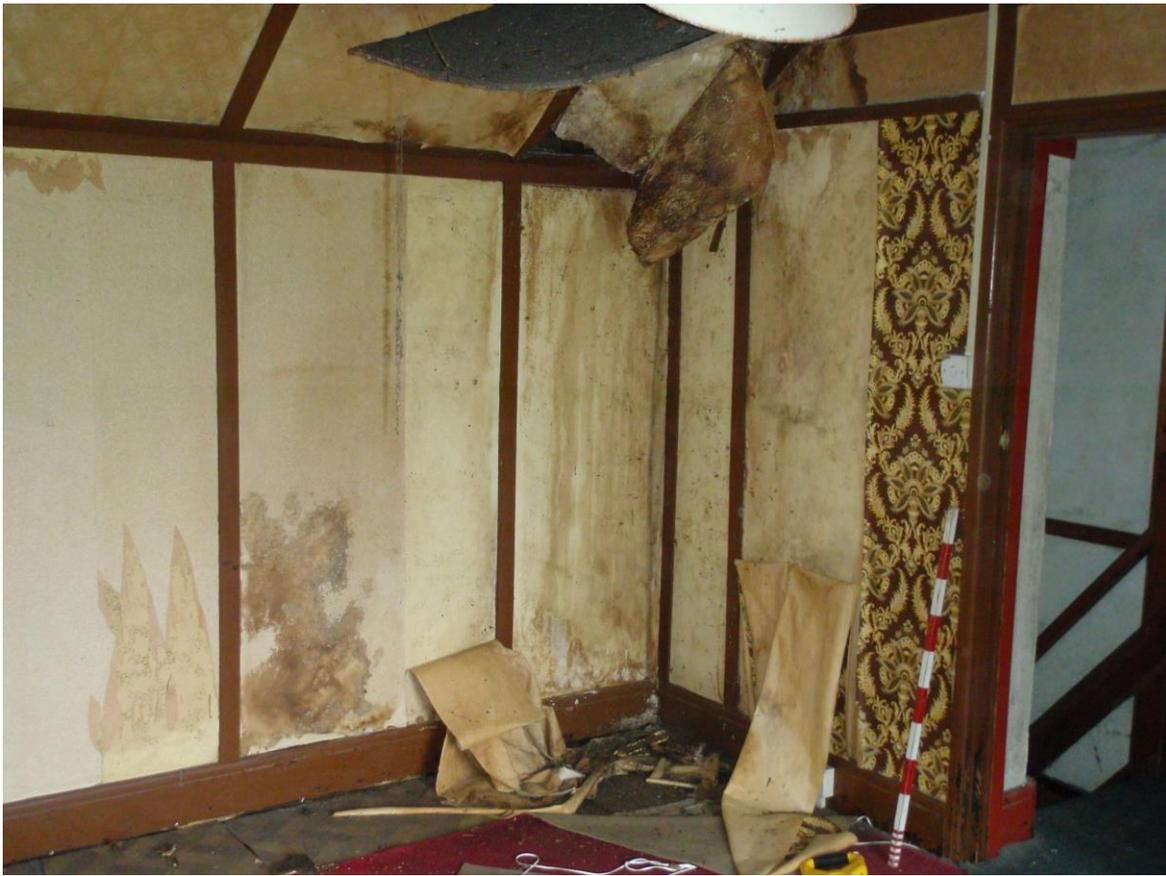


Plate 20: Upstairs Room Five looking west towards staircase and landing



Plate 21: Room Five looking through landing to Room Four



Plate 22: Room Four (looking west)



Plate 23: Staircase



Plate 24: Window details Room Two



Plate 25: Airing cupboard details upstairs landing

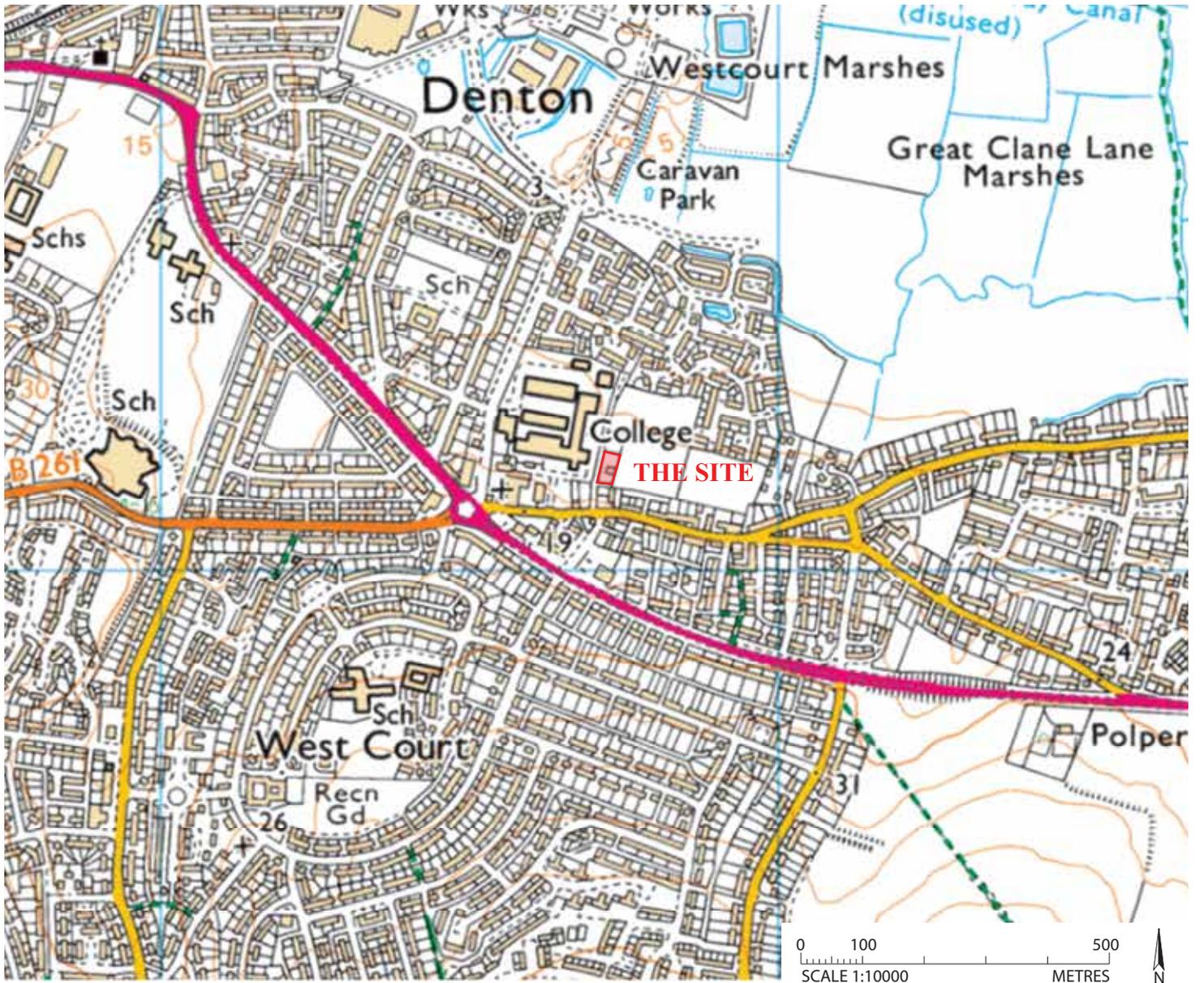


Figure 1: Site location map, scale 1:10000.

OS Plan Colour



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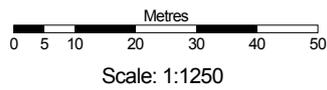


Figure 2: Site location



Figure 3: Proposed development

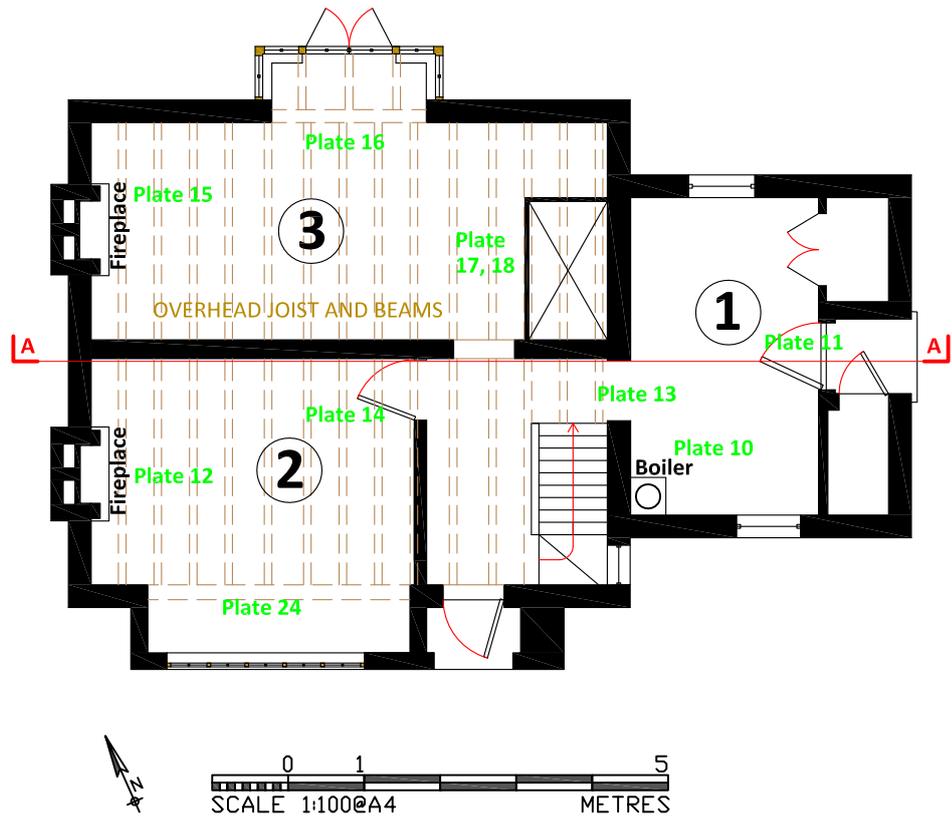


Figure 4: Ground floor plan

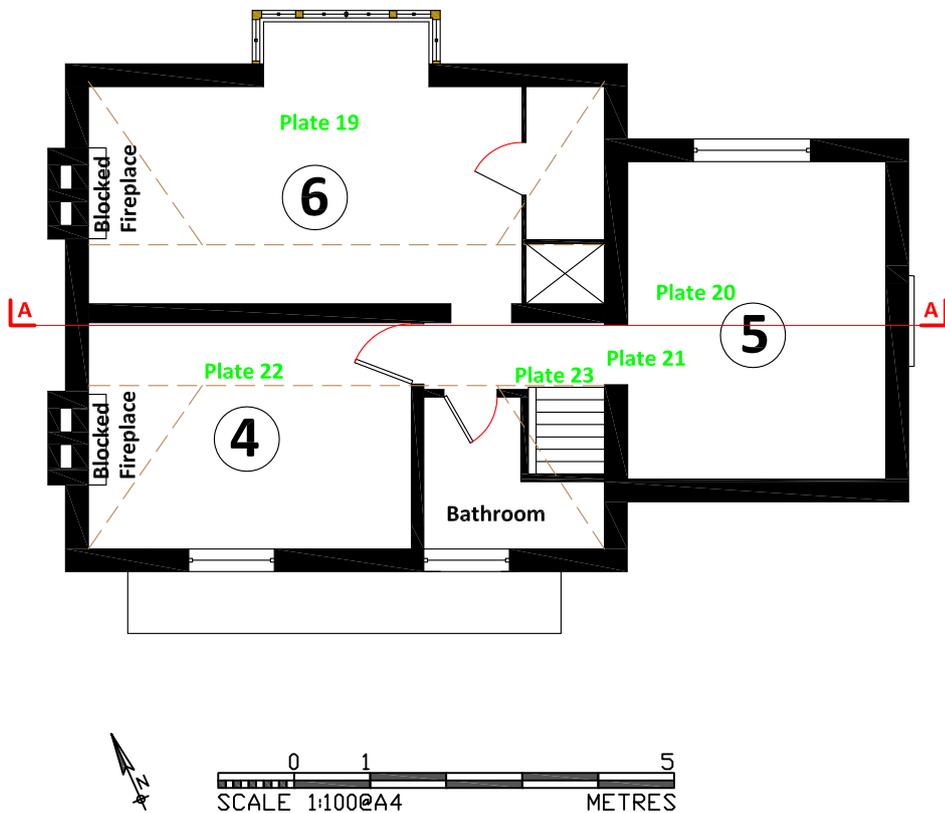


Figure 5: First floor plan



0 1 5
SCALE 1:100@A4 METRES

Figure 6: Southern elevation



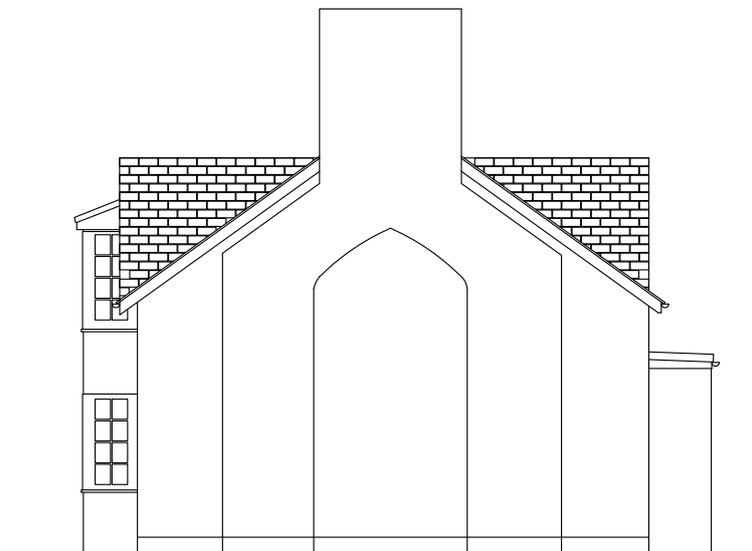
0 1 5
SCALE 1:100@A4 METRES

Figure 7: Eastern elevation



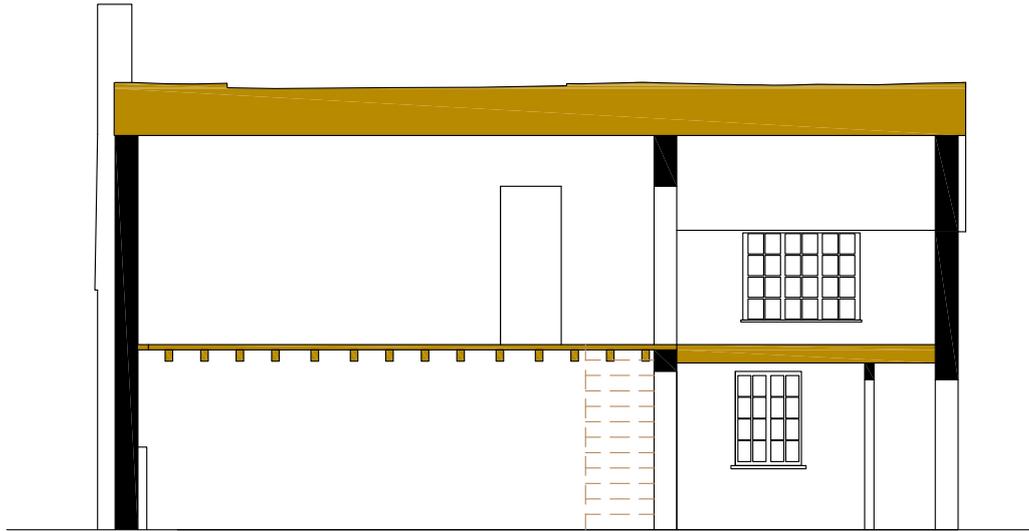
0 1 5
SCALE 1:100@A4 METRES

Figure 8: Northern elevation



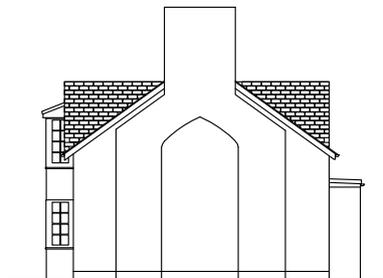
0 1 5
SCALE 1:100@A4 METRES

Figure 9: Western elevation



0 1 5
SCALE 1:100@A4 METRES

Figure 10: Section A-A



0 2 10
SCALE 1:200@A4 METRES

Figure 11: Elevations