



**HISTORIC BUILDING RECORDING OF
COW HOUSE, COURT LODGE PARK,
LOWER ROAD, WEST FARLEIGH, KENT**

1.0 INTRODUCTION.....	PAGE 3
2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND.....	PAGE 3
3.0 DESCRIPTION OF THE BUILDING.....	PAGE 5
4.0 INTERIOR.....	PAGE 7
5.0 DISCUSSION.....	PAGE 8
6.0 PARAMETERS.....	PAGE 9
7.0 REFERENCES.....	PAGE 9

Front cover: 21st century photograph of the site (looking north)

Appendix 1. Building description

Appendix 2. Plans and elevations

MAP 1-4 OS historic mapping

AP 1-4 Aerial photographs

Figures 1-2 OS plans of the site

1.0 INTRODUCTION

1.1 In March 2019 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of Cow House, Court Lodge, Lower Road, West Farleigh in Kent (Figure 1). The building is presently being used as a store.

1.2 The building recording was carried out on 5th March 2019 in accordance with a Level 2 survey as detailed in the Historic England publication '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016). *The 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*.

1.3 This is essentially a visual record. Historic England guidelines suggest that written information should be 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.

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

1.5 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.

1.6 A review of Historic OS mapping has been made (Map 1-4) and the Pevsner Architectural Guide (*Kent, West and the Weald 2012*) was consulted as was the National Heritage Register for England.

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

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

2.1 Location

Cow House is located north of the Lower Road and situated to the north-west of Court Lodge House itself the main building within Court Lodge Park (Figures 1-2). Court Lodge and attached buildings (Cow House) to the north-west are Grade II listed buildings c.1800-1832 (TQ 75 SW 227).

To the west is situated the Church of All Saints (TQ 75 SW 11) and to the north of the Church is Court Lodge Farm, a regular multiyard farmstead (MKE 84545).

The location is not known for its archaeological remains but 600m to the north-west is the location of a Roman villa with ancillary outbuildings. The OS location of the Cow House is NGR 571678 153527 but the present OS mapping is incorrect as it shows the north-east extension which was removed c.1895 (Figure 1).

2.2 Setting

The Cow House is listed by virtue of its siting within the curtilage of Court Lodge. The Cow House is not mentioned on the Statutory List description. It is an attractive, traditional agricultural building constructed with red brick and ragstone plinth walls under a Kent pegged tiled roof as shown on the photographs at Appendix 2.

Court Lodge house itself is a compact villa of circa 1780, listed Grade II, set in approximately 25 acres of landscaped garden.

It has a modern Orangery to the rear constructed in 2000 and a modern conservatory on the east side constructed circa 2012.

The garden is listed in the Historic Parks and Gardens Register and includes an avenue of Sweet Chestnuts approximately 250 years old in front of the house. Adjacent outbuildings west of the house include a stable with former Groom's cottage attached to the Cow House forming an 'L' shape around a courtyard.

The stable has a render front elevation with no openings and slate roof matching the main house but the north elevation is brick.

The external joinery to the outbuildings is modern except fine semi-circular casement windows to the stables. Internally boxes remain with cross braced stall doors similar to one in the Cow House. There is a brick fireplace but the stack has been removed.

The OS height on site is about 33m aOD and the Bedrock Geology is said to be by the British Geological Survey Hythe Formation- Sandstone and Limestone

interbedded Sedimentary Bedrock formed approximately 112-125 million years ago in the Cretaceous Period. No Superficial Deposits are recorded.

2.3 Statutory Designation

The following text is from the original listed building designation:

WEST FARLEIGH LOWER ROAD TQ 75 SW (North side) 2/25 Court Lodge and attached 23-5-67 outbuilding to north-west GV II House.

Early C19. Faced with Roman cement. Slate roof. Double depth. 3 storeys. Banded rustication to ground floor, channelling to upper floors. Pronounced plat band between ground and first floors. Less emphasised plat band with moulded top under second-floor windows.

Flat eaves soffits with moulded wooden outer cornice. Hipped roof. Rendered stacks to right and left of centre. Small central wooden cupola. Regular 5-window front of recessed windows; nine-pane second-floor sashes, twelve-pane first-floor sashes, and paned French windows with blind boxes to ground floor.

Windows of upper floors alternate with giant antheption pilasters whose bases rest on the lower plat band. Two similar pilasters towards front of three-window left return elevation. Semi-circular single-storey bay to front of left gable end, with plain parapet continued from plat band of front elevation, bowed French windows with blind boxes, and with keystones suggested within rustication.

Single-storey rendered addition with balustraded parapet to right gable end, Low two-storey addition at right-angles towards rear of left gable end, rendered, with hipped slate roof, and one tripartite sash to each floor.

Outbuilding, probably formerly stable block, attached to left of two-storey addition, with channelled render to facade, and hipped slate roof. Facade has parapet, plain eaves band and central triangular pediment.

Beneath pediment Doric pilasters form three bays, with paired pilasters to outer ends, under plain band or frieze. Long brick left return elevation.

*Interior: early C19 staircase with wreathed handrail. Rest not inspected.
Listing NGR: TQ7171453526*

2.4 Significance of the Building

The significance of the building lies in its contribution to the setting of Court Lodge House and Park.

2.5 Historic Background

A rapid map assessment of OS historic mapping shows that in 1867 the building was part of the curtilage of Court Lodge House with an oast house with one roundel to the west and beyond All Saints Church. To the north-west a formal garden and to the east a large lake situated behind Court Lodge House. The Cow House seems to be shorter than the present building and has a centrally placed extension on the north-east facing wall (MAP 1).

The OS map of 1895 shows that the building was now to its present configuration with the extension no longer there (MAP 2).

By 1907 the formal garden to the north had disappeared and has the roundel oast to the west (MAP 3).

The 1938 OS map shows little change (MAP 4).

2.6 Aerial photography shows that in 1990 (AP. 1) there still seems to be a structure attached to the north-east facing wall which is not shown in contemporary mapping.

However, by 2003 the structure has either disappeared or is lost in the shadow of the Cow House (AP 2).

By 5th May 2018 the structure is not there (AP 3).

3. DESCRIPTION OF THE BUILDING

3.1 Exterior

This exterior description was part of the Heritage Statement prepared by Offset Architects in July 2018 and with the original paragraph numbering retained:

4.4 The stables the Cow House roof is of timber butt purlin construction but covered with plain clay tiles, at some time recovered on lining felt. The elevations are red brick on a ragstone plinth laid in Flemish bond with some overburnt grey headers. Flemish bond was not in general use until the late 17th century, the building is therefore later than this. The loft floor has blocked openings in the east elevation, probably original pitching holes, and the ground storey a modern inserted double door. The south west corner and end is rebuilt storm damage of circa 1988 with modern white sand lime bricks internally and modern roof trusses.

4.5 The west elevation has simple nearly square windows, wood frames at ground level divided in two and glazed; at first floor with modern casements fixed to the frame. They have no opening parts and are glazed with modern float glass. All of the windows are poor, missing glazing bars to one painted on the glass.

4.6 The main west door is timber boarded and ledged with a modern top light fixed into the frame. This is the only old door but is in very poor condition with many additional rough ledges to hold it together. There is also a brick infilled door opening of similar size. The top light may fill original open ventilation. The loft door and top light joinery to the north elevation is of modern origin.

4. INTERIOR

4.7 Internally the building has no applied finishes. The solid ground floor has characteristic slope and drain channel Remaining stall posts fixed to the wall suggest double stalls but there is no feeding passage. This design allows tethering the cows in pairs between low wood stalls which was the most common arrangement and they would have been fed from behind. The detail on these stall posts relates to the design of the stall door fixed to the west elevation and this door is the same as those within the adjacent stables. The loft floor is covered with modern decayed floorboards overlaid with plywood

for safety. The roof framing is exposed butt purlin construction with tie beams, collars and king struts but includes some modern replacement framing to one whole bay as well as the north end.

4.8 Brunskill tells us that during the 18th and 19th century cow house lofts tended to increase in height becoming a full upper storey with a regular series of pitching holes which would be closed with shutters. Early cow houses were low and dark, but during the 19th century they became larger, well lit and ventilated, open to the roof without a loft and with separate feeding and manure passages running along the building. (Brunskill, R, 'Illustrated Handbook of Vernacular Architecture' 1971 and 'Traditional Farm Buildings of Britain', 1982.)

4.9 These details suggest a construction date during the 18th century; it is not unlikely that the outbuilding is contemporary with the house and may therefore be of circa 1780 origin.

(Offset Architects dated July 2018).

5.0 DISCUSSION

5.1 A review of the proposed alterations to the building suggest the building works are not going to impact on the postulated 18th century core of the building. There are few original features remaining from the buildings former life as a Cow House and these have been recorded. The proposed internal build will not substantially impact on the internal structure of the building.

5.2 Externally windows and doors are of a late 19th early 20th century date and are not the original 18th century windows doors and are to be replaced with like for like joinery (Appendix 2 Plans File: attached).

5.3 The setting of the former Cow House will not be compromised with the proposed conversion to residential use as the external setting of Cow House as part of a larger courtyard setting will be retained.

6.0 PARAMETERS

6.1 The photographic survey was conducted using digital photography and as the exterior of the building was available no drone coverage of the exterior of the building was undertaken. However, the use of drones for capturing important buildings is now an acknowledged part of historic building recording. For drone footage of other building and archaeological sites recorded by SWAT Archaeology access here: www.swatarchaeology.co.uk and go to "Building Recording".

6.2 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.

6.3 The site survey took place on the 5th March 2019 and photographs can be seen in the following Plates.

Dr Paul Wilkinson MCIfA., FRSA. IHBC

27th March 2019

6. References

English Heritage, 2017 *Understanding Historic Buildings: a guide to good recording practice*

The National Heritage List for England (accessed 27th March 2019)

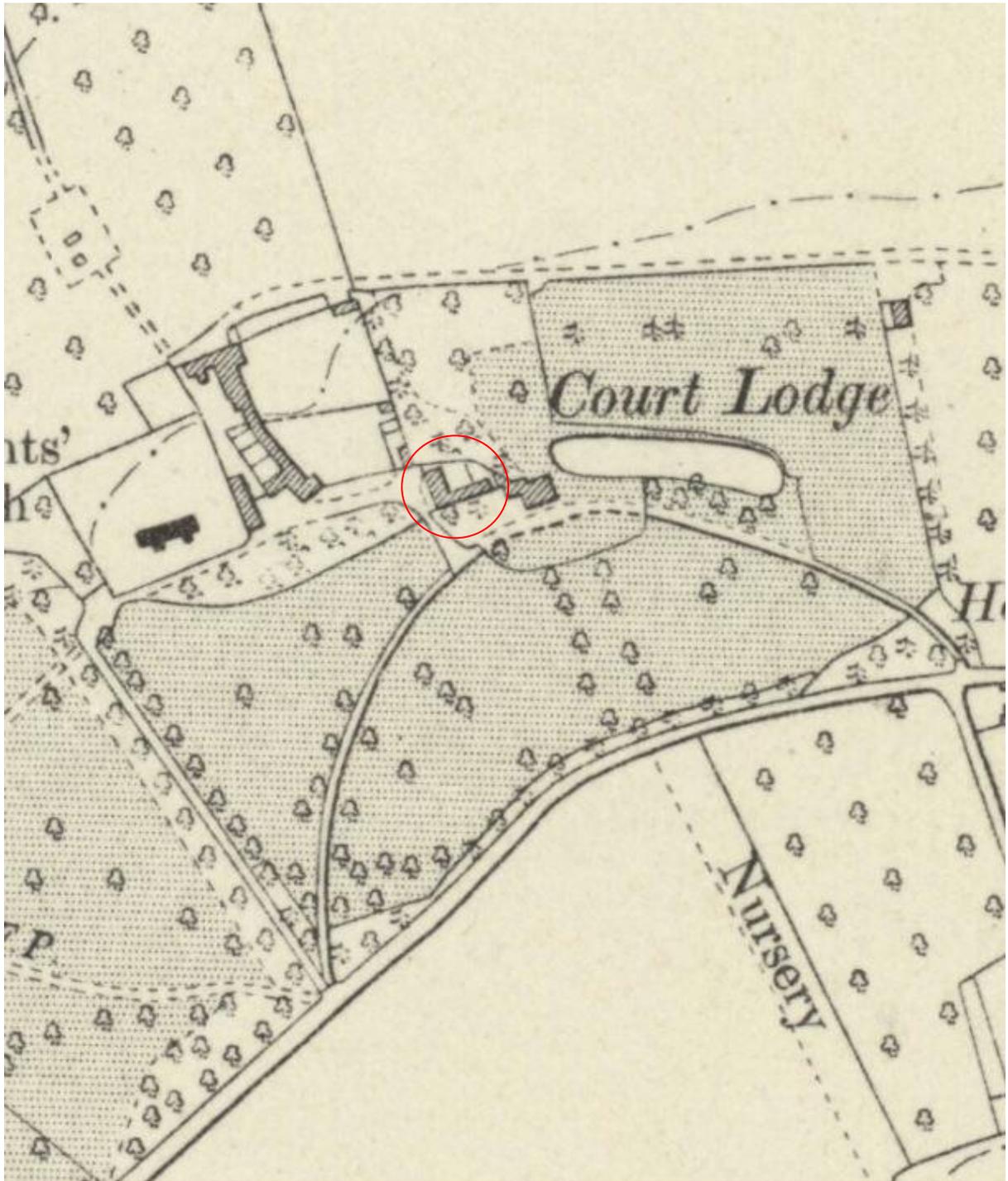
Chartered Institute of Field Archaeologists, *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2017).



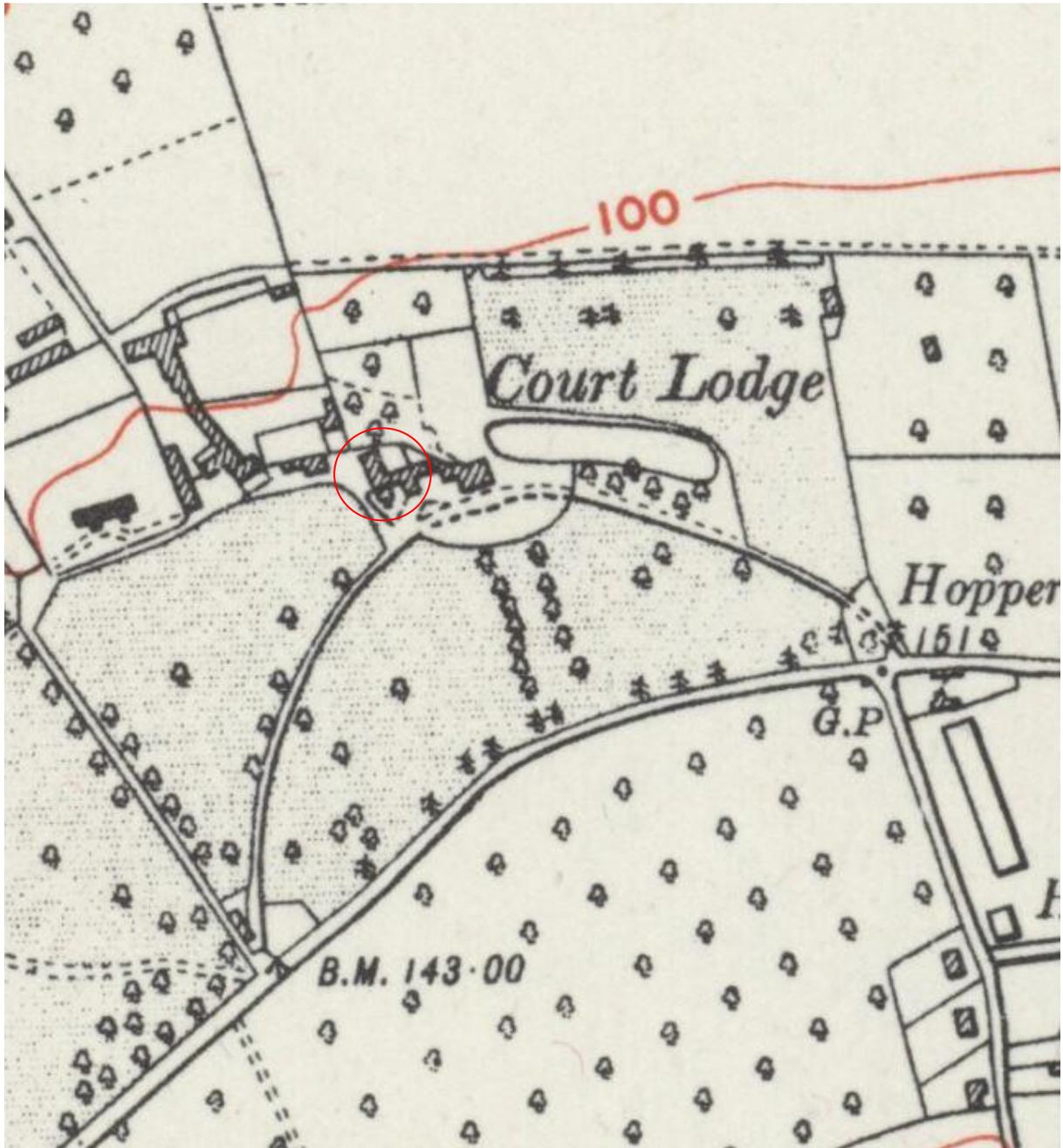
MAP 1. OS map of 1867



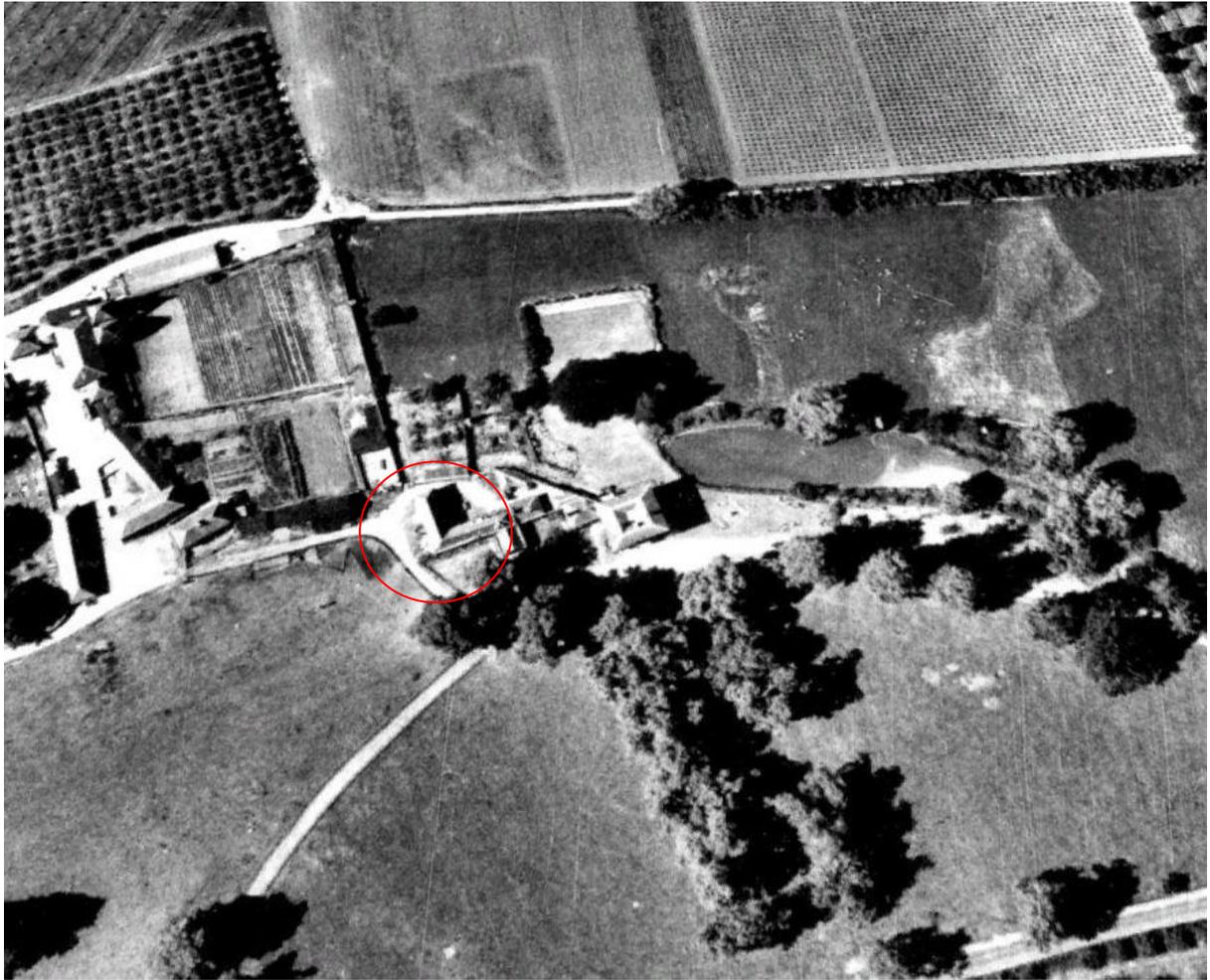
MAP 2. OS map of 1895



MAP 3. OS map of 1907



MAP 4. OS map of 1938



AP 1. Aerial Photograph 1960



AP 2. Aerial Photograph 1990



AP 3. Aerial Photograph 2003



AP 4. Aerial Photograph 5th May 2018



Plate 1. View of Cow House (looking north)



Plate 2. View of west facing frontage



Plate 3. View of west facing frontage (note infilled doorway)



Plate 4. View of west facing frontage (note infilled doorway)



Plate 5. View of east facing frontage (to right)



Plate 6. View of east facing frontage



Plate 7. View of east facing frontage (Note build mark of demolished extension)



Plate 8. View of east facing frontage



Plate 9. View of floor joists first floor

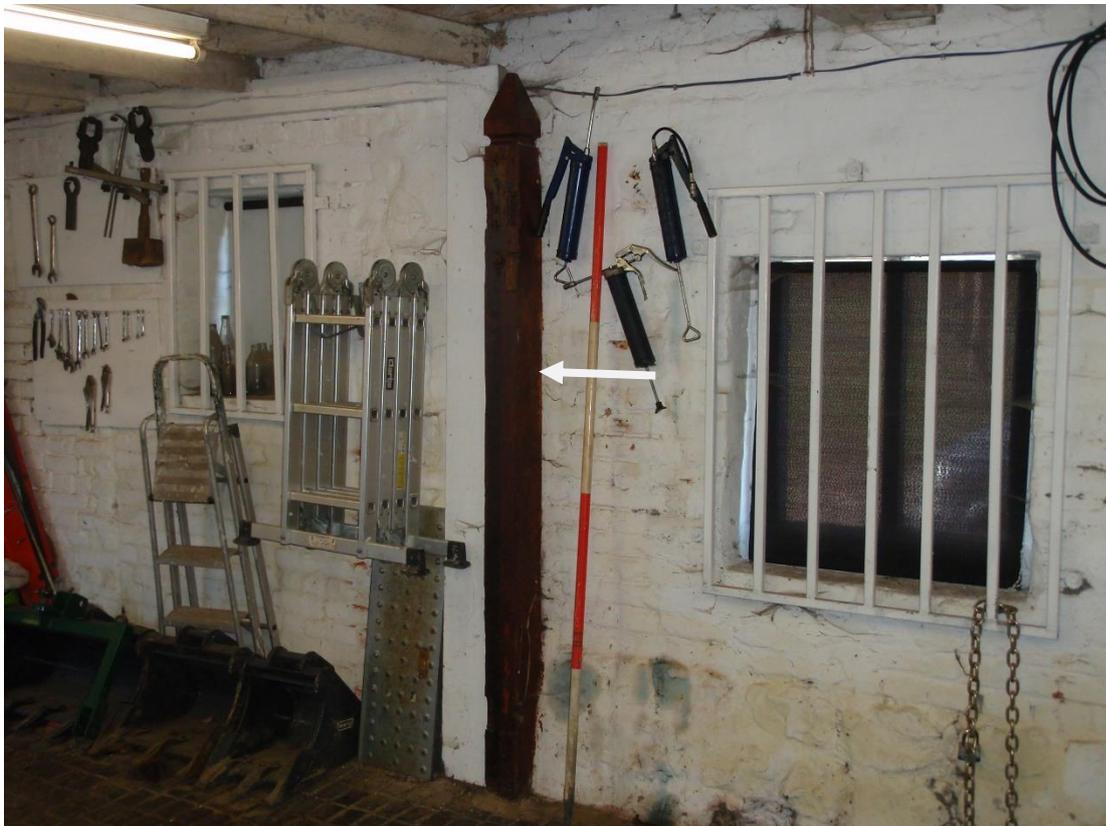


Plate 10. Internal west facing wall with in-situ stall post



Plate 11. View of detached stall post and stall gate



Plate 12. View of stall floor divisions



Plate 13. View of roof timbers (looking north)



Plate 14. View of roof timbers (looking east)



Plate 15. View of roof timbers (looking west)



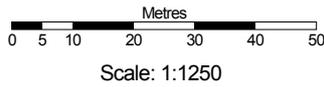
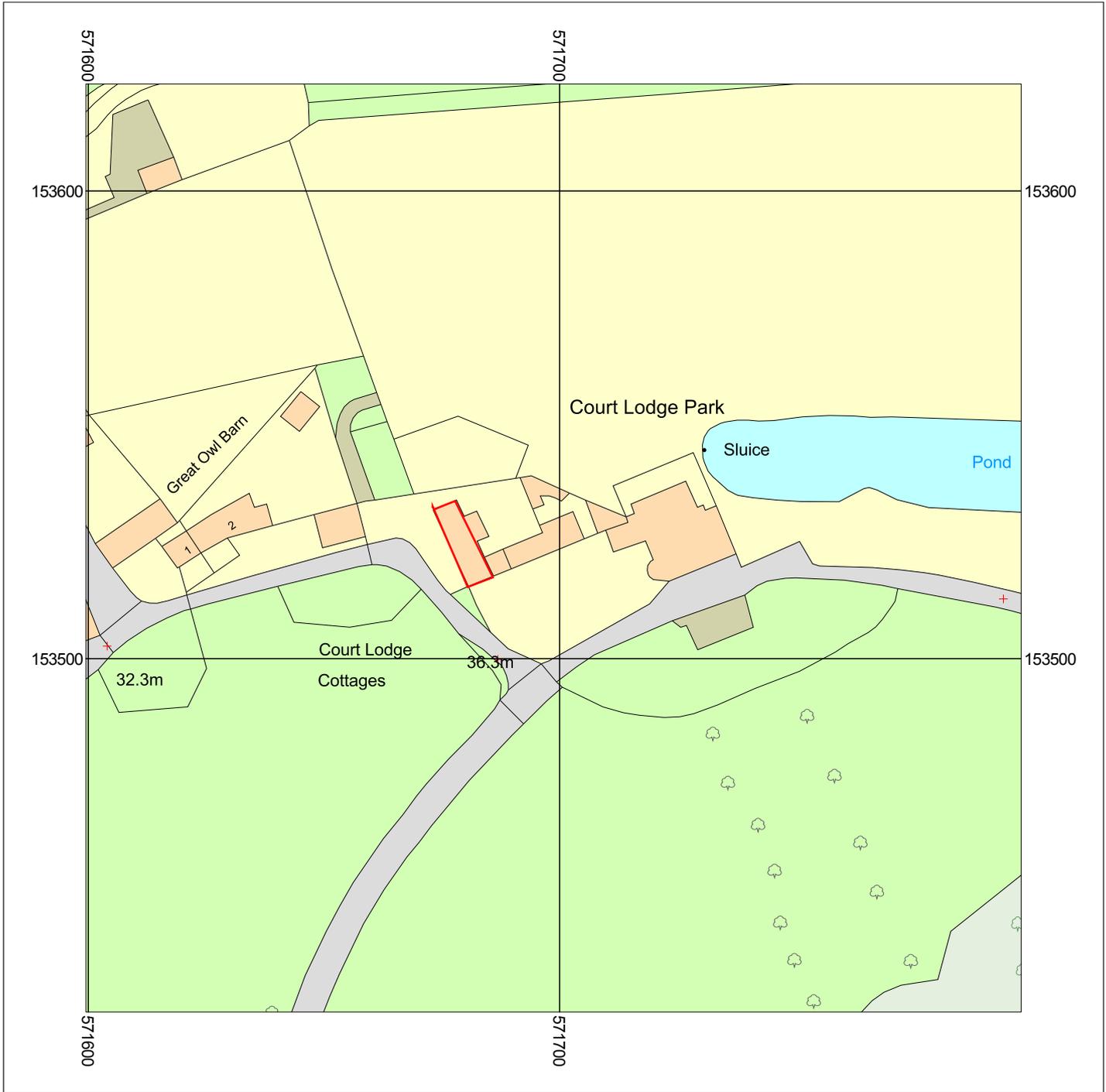
Plate 16. View of north facing end wall

Appendix 1

HISTORIC BUILDINGS SURVEY: Summary Sheet

Property Name Court Lodge House	Address Cow House, Court Lodge Park, West Farleigh, Kent	Building Name Cow House
Property/ Building Reference	OS Grid Reference NGR 571678 153527	Surveyor/Date of Survey Paul Wilkinson 5 th March 2019
Category Cow stabling	Original Use Cow stabling	Proposed Use Residential
Date(s) of Construction The building represents an example of an estate cow house dating from the end of the 18 th century.	Statutory Designation (s) Grade II listed buildings	HER Reference TQ 75 SW 227
Walling Materials Wall construction is of brick	Roofing Materials Slate and peg tiles	Flooring Materials timber
Description: The building is a farm building with an upper storey and external staircase and is part of a group of farm buildings clustered around the main house which is a Grade II listed building with attached buildings to the north-west of which one is Cow House ,		
Architectural/Historic Significance: The building is significant as part of the ancillary buildings within the curtilage of the main house..		Landscape Significance: The significance of the building to the setting was again a group one.
Notes/Qualifications Regarding Survey: The survey was undertaken whilst the building was empty and prior to development which enabled access to most parts of the building including the roof space.		
Additional Information Sources for this Building (s):		

Figure 1
Site Location

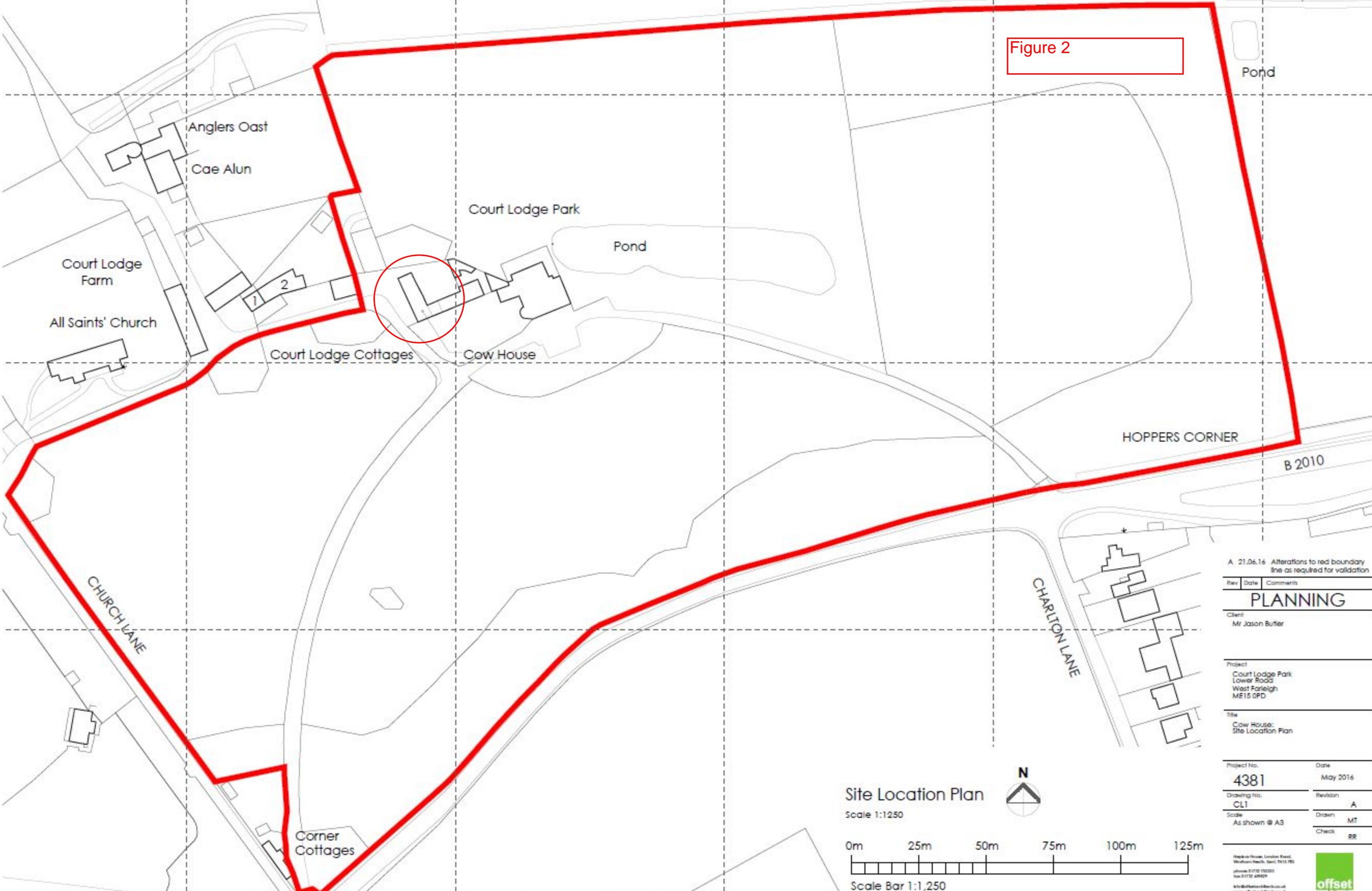


Court Lodge Park
West Farleigh
ME15 0PD

Supplied by: National Map Centre
License number: 100031961
Produced: 27/03/2019
Serial number: 2097494

Plot centre co-ordinates: 571699,153524
Download file: westlodge.zip
Project name: swat1

Figure 2



A 21.06.16 Alterations to red boundary line as required for validation

Rev	Date	Comments

PLANNING

Client: Mr Jason Butler

Project: Court Lodge Park, Lower Road, West Farleigh, ME15 0PD

Site: Cow House, Site Location Plan

Project No. 4381 Date: May 2016

Drawing No. CL1 Revision: A

Scale: As shown @ A3 Drawn: MT Check: BR

Site Location Plan
Scale 1:1250

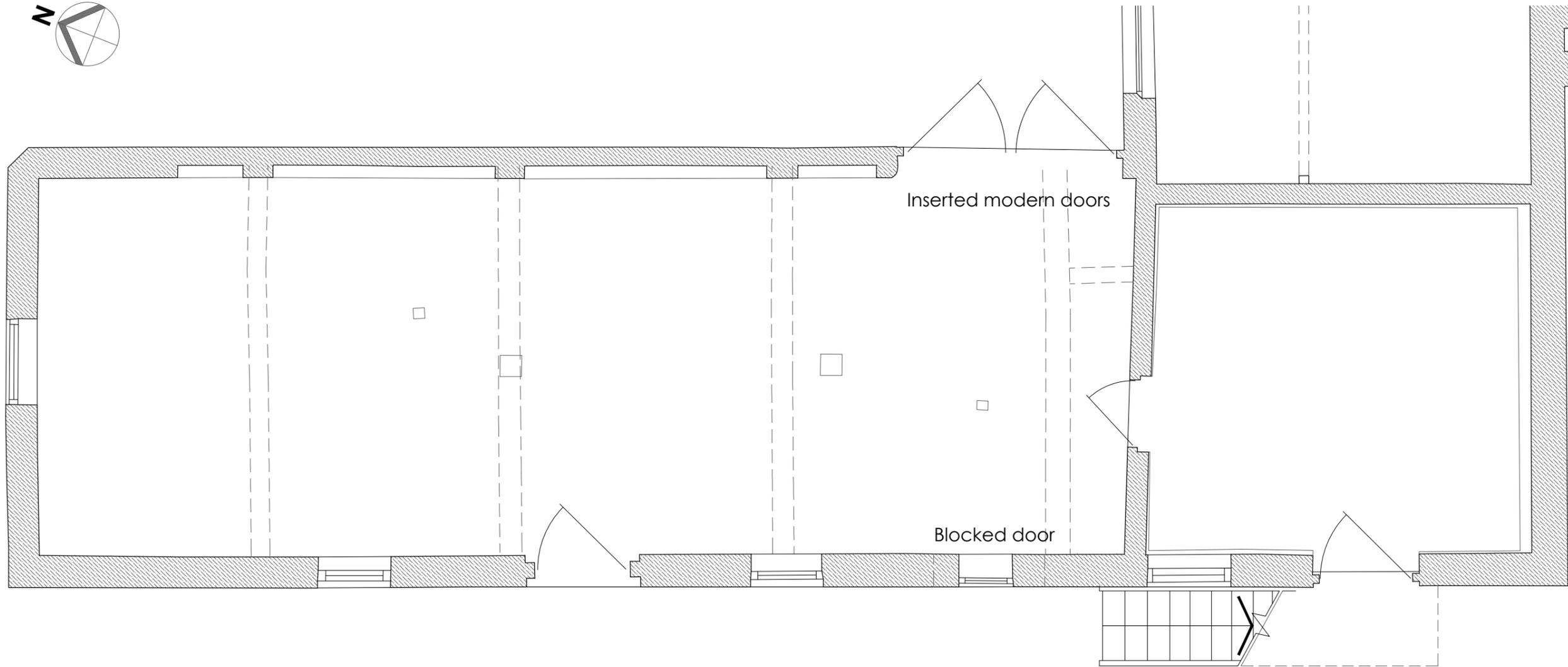
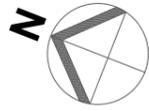


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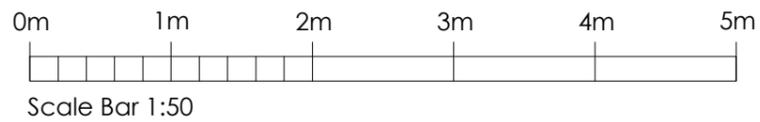
Wicket House, London Road,
Walsby Road, Syston, Leics, LE19 7BQ
Phone: 0115 933333
Fax: 0115 933333
www.offset-architects.co.uk



Appendix 2
Plans of Cow House



Existing Ground Floor Plan
Scale 1:50



A 03.07.18 Revised scheme following client comments

Rev	Date	Comments

PLANNING

Client
Mr Jason Butler

Project
Court Lodge Park
Lower Road
West Farleigh
ME15 0PD

Title
Cow House:
Existing Ground Floor Plan

Project No.	Date
4381	May 2016
Drawing No.	Revision
215/1	A
Scale	Drawn
As shown @ A3	MT
	Check
	RR

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Wrotham Heath, Kent, TN15 7RS
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Staircase to be rebuilt

A 03.07.18 Revised scheme following client comments

Rev	Date	Comments
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PLANNING

Client
Mr Jason Butler

Project
Court Lodge Park
Lower Road
West Farleigh
ME15 0PD

Title
Cow House Conversion:
Proposed West Elevation

Project No.	Date
4381	May 2016
Drawing No.	Revision
215/5	A
Scale	Drawn
As shown @ A3	MT
	Check
	RR

Proposed West Elevation

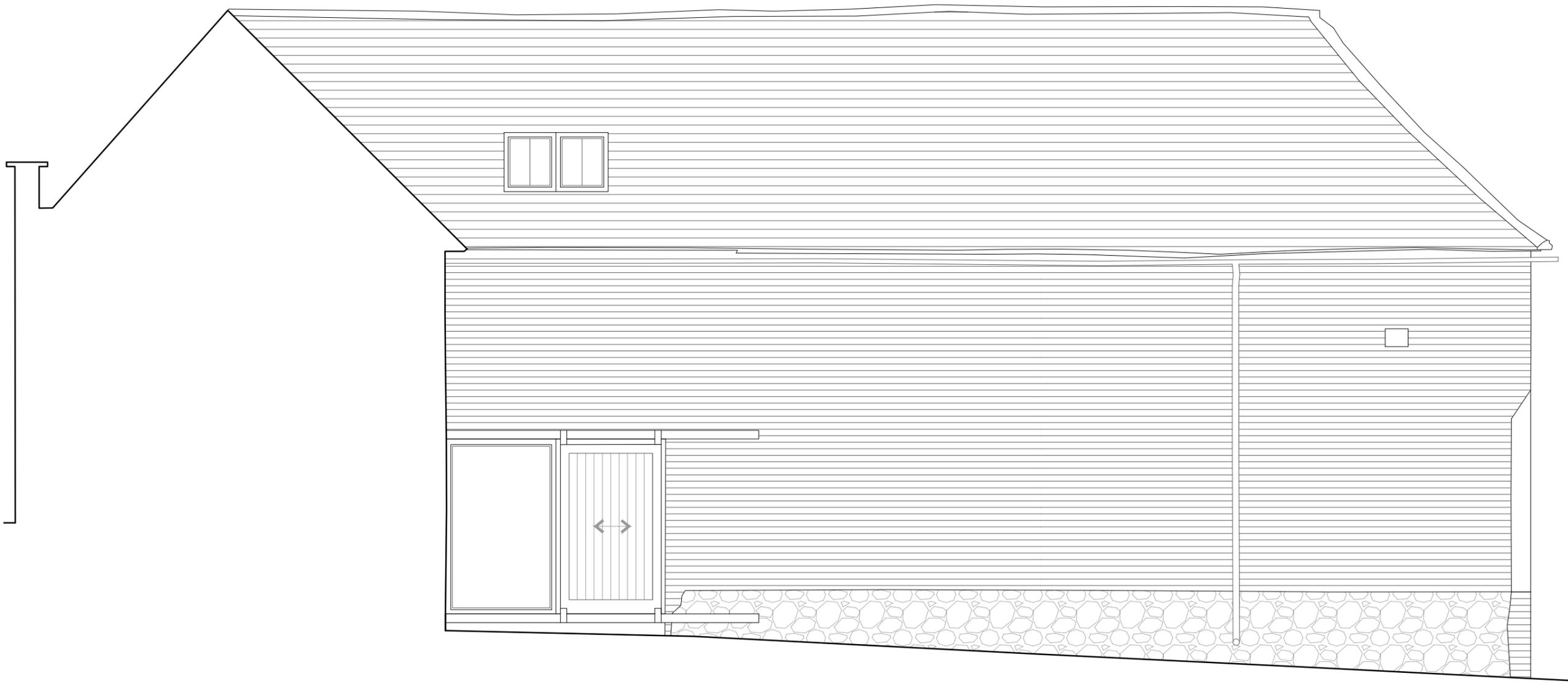
Scale 1:50



Scale Bar 1:50

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Proposed East Elevation
Scale 1:50



Scale Bar 1:50

A 03.07.18 Revised scheme following client comments

Rev	Date	Comments

PLANNING

Client
Mr Jason Butler

Project
Court Lodge Park
Lower Road
West Farleigh
ME15 0PD

Title
Cow House Conversion:
Proposed East Elevation

Project No.	Date
4381	May 2016
Drawing No.	Revision
215/6	A
Scale	Drawn
As shown @ A3	MT
	Check
	RR

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Existing North Elevation
Scale 1:50



Proposed North Elevation
Scale 1:50



Scale Bar 1:50

A 03.07.18 Revised scheme following client comments

Rev	Date	Comments
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PLANNING

Client
Mr Jason Butler

Project
Court Lodge Park
Lower Road
West Farleigh
ME15 0PD

Title
Cow House:
Existing and Proposed North Elevation

Project No.	Date
4381	May 2016
Drawing No.	Revision
215/9	A
Scale	Drawn
As shown @ A3	MT
	Check
	RR

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Existing North Elevation
Scale 1:50



Proposed North Elevation
Scale 1:50



Scale Bar 1:50

- B 20.07.18 Staircase added to existing elevation
- A 03.07.18 Revised scheme following client comments

Rev	Date	Comments
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PLANNING

Client
Mr Jason Butler

Project
Court Lodge Park
Lower Road
West Farleigh
ME15 0PD

Title
Cow House:
Existing and Proposed North Elevation

Project No.	Date
4381	May 2016
Drawing No.	Revision
215/9	B
Scale	Drawn
As shown @ A3	MT
Check	
RR	

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