



**HISTORIC BUILDING RECORDING OF
LACTON MANOR FARM BARN,
WESTWELL, ASHFORD, KENT**

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Front cover: The 1798 Ordnance Survey Surveyors Drawing site of Lacton

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Figure 2. Building location

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1.0 INTRODUCTION

1.1 In January 2019 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of Lacton Manor Farm Barn, Westwell, Ashford in Kent (Figure 1). The buildings are presently unoccupied and are about to undergo development and repair.

1.2 The building recording was carried out on 29th January 2019 in accordance with a Level 2 survey as detailed in the English Heritage 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*.

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 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 buildings together with an analysis and interpretation of the buildings origins and historic development.

1.5 A review of Historic OS mapping has been made (MAPS 1-6) and the Pevsner Architectural Guide (*Kent, East 2012*) was consulted as was the National Heritage Register for England and the KCCHER.

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 in a rural setting within an Area of Outstanding Natural Beauty (AONB) with access to the Site from Westwell Lane. The village of Westwell is located about 2km to the east and Charing village is NNW from the Site at about 2.5km. The OS location of the Site is NGR 597125 148044 (Figures 1-3).

2.2 Setting

Lacton Manor Farm Barn is located within an area that is predominately rural with Wooton Manor farm to the north-east and Digges Court to the south. The Site itself is set on a north-south slope and to the north of a tarmac lane called Westwell Lane that allows access to the property. The OS height on site is about 93m aOD to the north and 92m aOD to the south. The Bedrock Geology is said to be by the British Geological Survey West Melbury Chalk Formation-Chalk and Superficial Deposits are not recorded.

2.3 Statutory Designation

The Site is outside the Conservation Area and not listed but adjacent properties are. To the north-east is Lacton Manor a Grade II listed building. Probably a late mediaeval timber-framed hall-house, refaced with tiles on the first floor and red brick on the ground floor. Hipped tiled roof. Gable at the south end having C19 scalloped bargeboards. The east wing is a C19 addition, wholly in red brick, with 2 windows, 2 similar gables and a gabled porch. Four casements to original wing and door case with flat wooden hood on brackets (TQ 94 NE 47). The Site itself is identified in the KCCHER as a regular L-plan farmstead dated to post-modern (MKE 87282).

2.4 Significance of the Buildings

The significance of the buildings only lies in their contribution to the rural scene. The buildings themselves with its much rebuilt core only date back to the middle of the 20th century which has eroded the buildings significance to the point that the buildings themselves have little significance.

2.5 Historic Background

A rapid map assessment of historic mapping shows that in the late 18th century when the Site was surveyed by the British Army surveyors for the very first Ordnance Survey at a scale of 6" to a mile the Site was clustered around the Manor House called then 'Frogwood' and with no buildings actually on the footprint of the proposed Site (front cover).

The Andrews Dury map of 1769 shows the farm complex well established albeit called 'Lecton' with three substantial buildings set within an walled enclosure with its south boundary fronting onto the farm track now called Westwell Lane (MAP 1).

The Hasted map of 1797 shows 'Lecton' but as an enclosure but with no buildings (MAP 2).

The first OS map that shows the individual buildings is dated 1871 and shows 'Lacton' with its L-shaped Manor House to the east, a pond to the west and a complex of buildings to the west just to the north of the Site.

On the Site itself a small building in the west corner of the Site can be identified with a larger building to the north. The rest of the Site is clear of buildings (MAP 3).

The OS map of 1896 shows more or less the same but with two oast roundels to the north (MAP 4).

The OS map of 1906 show the oast roundels gone and a small building erected in the north-east corner of the Site (MAP 5).

The OS map of 1936 shows the small building gone but the large building on the north-east boundary of the Site extended into the Site (MAP 6).

The 1940 aerial photograph of the site shows that the small building in the west corner of the Site (MAP 3) has a hipped roof whilst most of the Site is clear of buildings apart from the building to the north which again is hipped with a flat roof extension to the north and the Site enclosed with walling (AP 1).

The 1960 aerial photograph shows the same layout (AP 2).

The 1990 aerial photograph shows that the small building in the west corner of the Site has been extended to the south-east and the building to the north has four fanlight windows added to the roof (AP 3).

The 2008 aerial photograph shows that the fanlights have been re-roofed (apart from one to the west) and the small building extension to the south-west with some clarity (AP 4).

The 2013 aerial photograph of the Site shows little change (AP 5).

Whilst the aerial photograph of 2017 shows more or less the layout of the Site as it appears in 2019 (AP 6).

3. DESCRIPTION OF THE BUILDING

3.1 Exterior

The buildings enclose a plot of land measuring 19.20m by 20.15m and comprise two open-fronted concrete framed Atcost sheds facing each other across an open courtyard floored with concrete slabs (Plates 1-14 and Figures 3-6).

Building 'A' is 19.20m in length and 7.65m in depth with a roof height of 3m.

The west facing façade is constructed of un-faced concrete blocks with a width of 4.65m and a height of 2.25m topped by a rendered wall finish 0.30m deep capped by a corrugated asbestos cement roof (Plate 1).

Adjacent and to the south a concrete Atcost frame is exposed with a build date of no earlier than c.1969 infilled with three horizontal timber sleepers topped by wooden vertical fencing (Plate 2).

To the south the open courtyard is enclosed with a six-barred farm gate and a concrete block wall about 1.36m in height (Elevation A).

The frontage of Building 'A' which faces south is sub-divided into six bays all about 3.42m wide and 2.75 m high enclosed with horizontal sheets of corrugated iron and topped with galvanised chicken wire (Plates 3,4 Elevation E).

Building 'B' is 18.15m in length and 2.20m in depth with a roof height of 2.75m (Plates 6-8 and Elevation A).

The frontage of Building 'B' is divided into six bays measuring about 2.87m wide and framed by the Atcost concrete structure (Plates 7, 8 and Elevation F).

Dwarf walls at the east end of Building 'B' are constructed of flint walling frames by 19th century frogged bricks (Plate 9)

4.0 DISCUSSION

4.1 The buildings are a collection of two Atcost building components built in an area of farmyard that had a small detached late 19th century building in the south-west corner but demolished before the present build and to the north a 20th century rebuild of an earlier late 19th century building and retaining the original walls in the present 20th century rebuild.

4.2 A review of the proposed alterations to the buildings suggest the proposed building works are going to impact on the standing structures but that the earlier flint and brick walls are to be incorporated into the new development.

4.3 The proposed works may impact on historic structure and it is recommended that a Watching Brief during the demolition take place to enable recording of exposed historic structures including the historic wall structure still surviving as standing walls in the west area of the Site (Plates 10, 11, 13, 14, 15, 16).

5.0 PARAMETERS

5.1 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. For drone footage of other building and archaeological sites recorded by SWAT Archaeology access here: www.swatarchaeology.co.uk

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 29th January 2019 and a selection of photographs from the Site Archive can be seen in the following Plates.

Paul Wilkinson PhD., MCIfA., FRSA

Dated 19/03/2019

6. References

English Heritage, 2006 *Understanding Historic Buildings: a guide to good recording practice*

The National Heritage List for England (accessed 22nd January 2019)

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)

Appendix 1

HISTORIC BUILDINGS SURVEY:

Summary Sheet

| | | |
|--|--|--|
| Property Name Lacton Manor Farm Barn | Address Westwell, Ashford, Kent | Building Name Lacton Manor Farm Barn |
| Property/ Building Reference | OS Grid Reference NGR 597125 148044 | Surveyor/Date of Survey Paul Wilkinson 29 th January 2019 |
| Category Residential | Original Use Agricultural | Current Use Agricultural |
| Date(s) of Construction The buildings are of 20 th century build on the footprint of buildings that date no earlier than the late 19 th century. | Statutory Designation (s) n/a | HER Reference n/a |
| Walling Materials Wall construction is of concrete, brick and flint | Roofing Materials Asbestos cement sheets | Flooring Materials Concrete |
| Description: The buildings are a collection of two Atcost building components built in an area of farmyard that had a small detached late 19 th century building in the south-west corner but demolished before the present build and to the north a 20 th century rebuild of an earlier late 19 th century building and retaining the original walls in the present 20 th century rebuild | | |
| Architectural/Historic Significance: The buildings are significant as part of the farmyard group showing how the farm had developed and adapted over time. | | 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 buildings was empty and prior to development which enabled access to most parts of the buildings | | |
| Additional Information Sources for this Building (s): | | |

Appendix 2

| Shot No. | Camera Facing | Description |
|----------|---------------|------------------------------------|
| 1 | E | General view of external west wall |
| 2 | SE | View of the external west wall |
| 3 | N | View of Building 'A' |
| 4 | NNE | View of Building 'A' |
| 5 | NE | View of Building 'A' |
| 6 | S | View of Building 'B' |
| 7 | SW | View of Building 'B' |
| 8 | SSW | View of Building 'B' |
| 9 | NNW | General view of Building 'B' |
| 10 | NE | View of Building 'B' |
| 11 | NNE | View of Building 'B' |
| 12 | S | View of Building 'A' |
| 13 | SSW | View of Building 'A' |
| 14 | SSW | View of Building 'A' |
| 15 | S | View of Building 'B' |
| 16 | SSE | View of Building 'A' |
| | | |
| | | |



Plate 1. View of external west wall Building 'A' (Elevation A) looking east



Plate 2. . View of external west wall Building 'A' (Elevation A) looking south-east



Plate 3. View of Building 'A' (Elevation E) looking north



Plate 4. View of Building 'A' (Elevation E) looking NNE



Plate 5. View of Building 'A' (Elevation E) looking north-east



Plate 6. View of Building 'B' (Elevation F) looking south



Plate 7. View of Building 'B' (Elevation F) looking south-west



Plate 8. View of Building 'B' (Elevation F) looking SSW



Plate 9. View of Building 'B' (Elevation c) looking NNW



Plate 10. View of Building 'B' (Elevation D) looking north-east



Plate 11. View of Building 'B' (Elevations A & D) looking NNE



Plate 12. View of Building 'A' (Elevation A) looking south



Plate 13. Rear of Building 'A' looking SSW



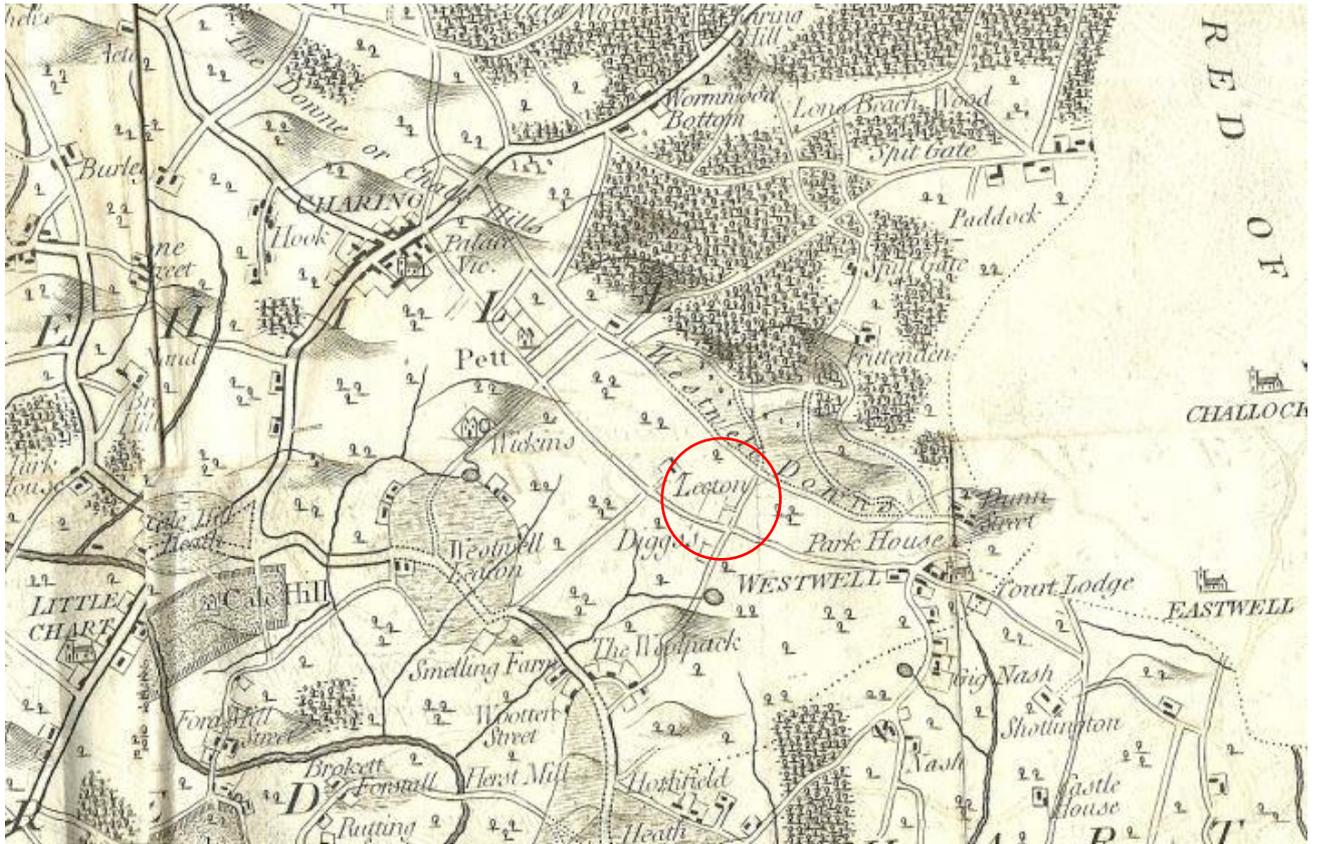
Plate 14. Rear of Building 'A' looking SSW



Plate 15. View of Building 'B' (Elevation A) looking south



Plate 16. View of Building 'B' perimeter wall (Elevation A) looking SSE



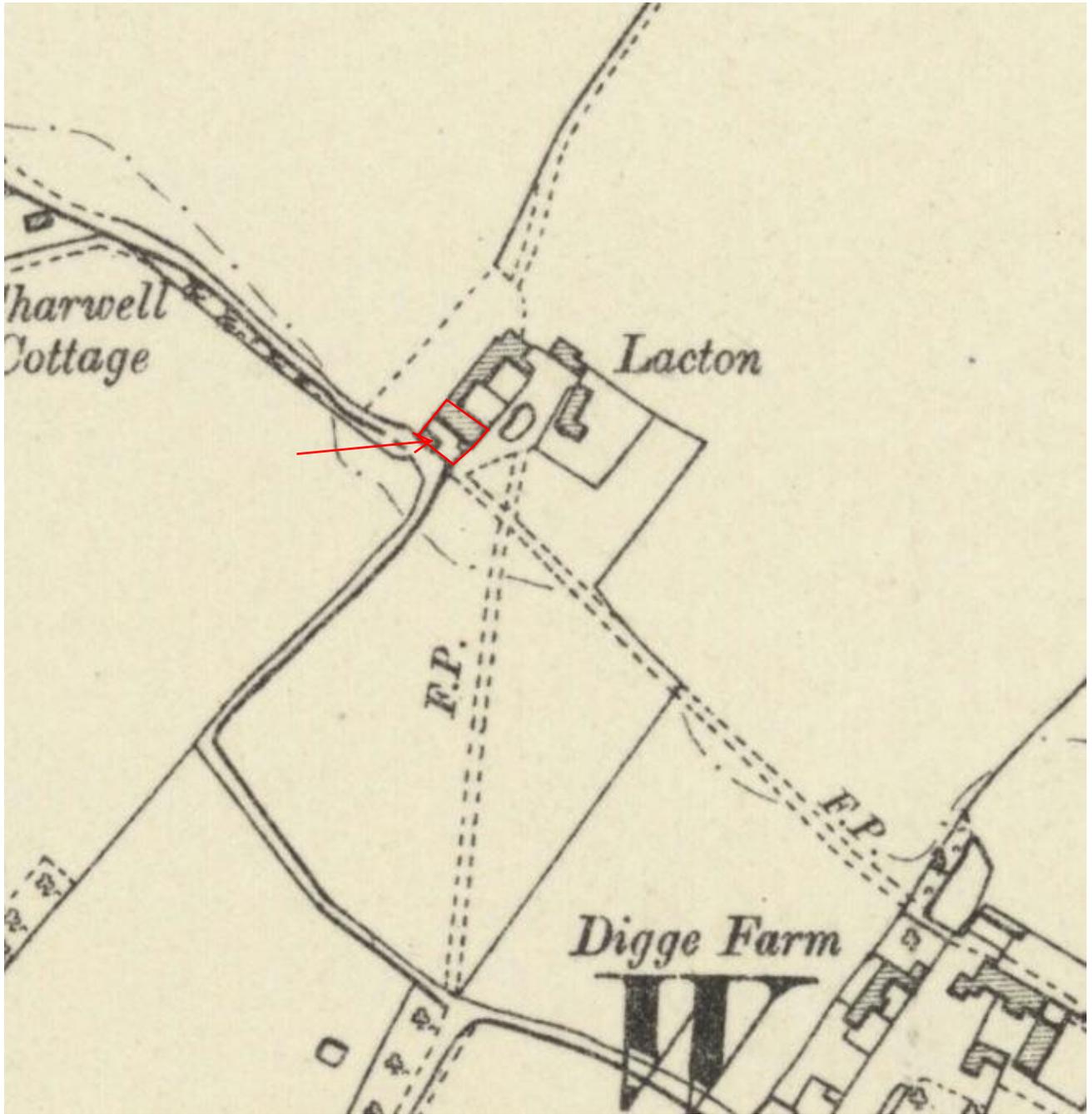
MAP 2. Hasted map of 1797



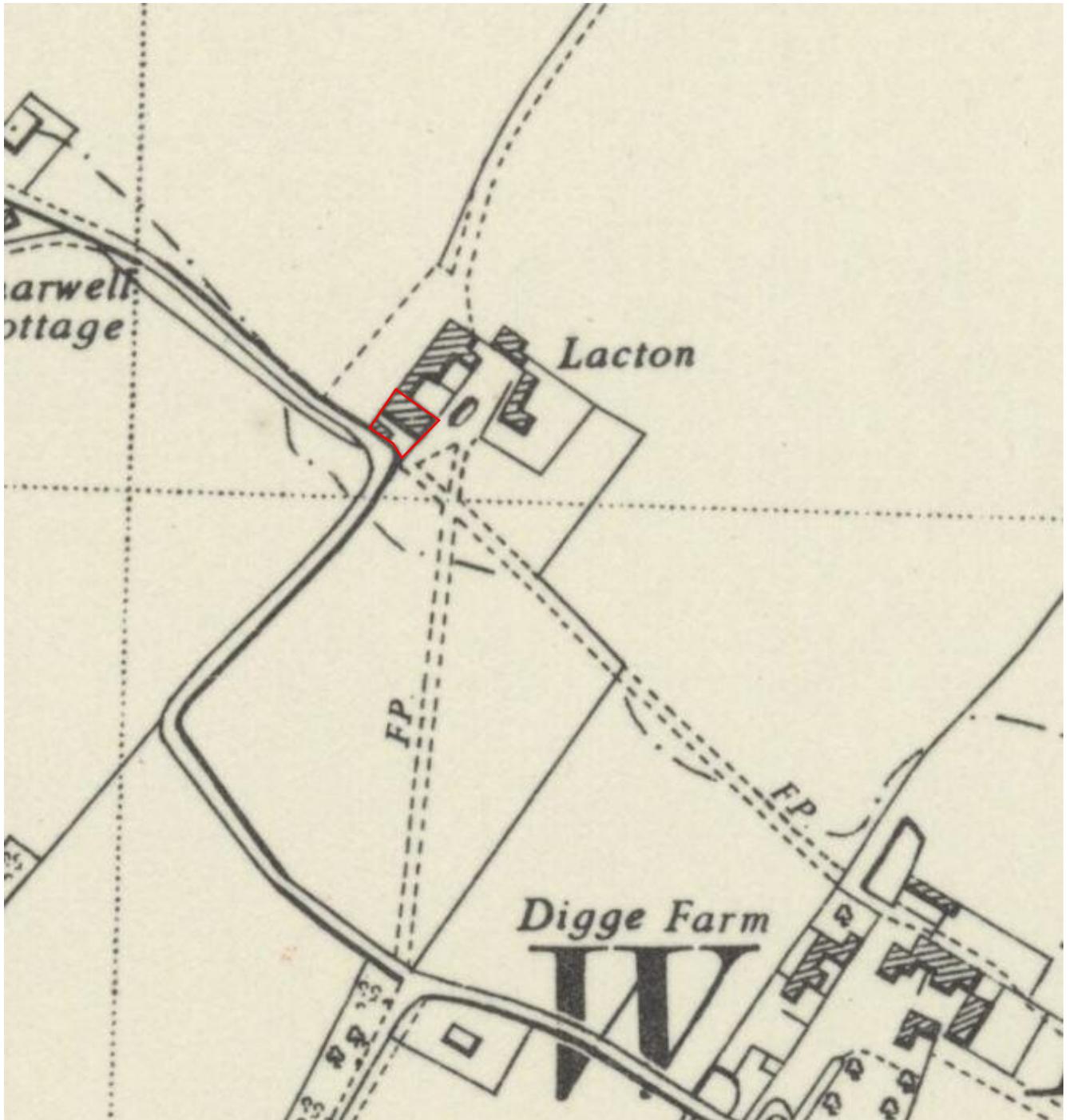
MAP 3. 10S map of 1871



MAP 4. OS map of 1896



MAP 5. OS map of 1906



MAP 6. OS map of 1936



AP 1. Aerial photograph of 1940



AP 2. Aerial photograph of 1960



AP 3. Aerial photograph of 1990



AP 4. Aerial photograph of 2008



AP 5. Aerial photograph of 2013



AP 6. Aerial photograph of 2017

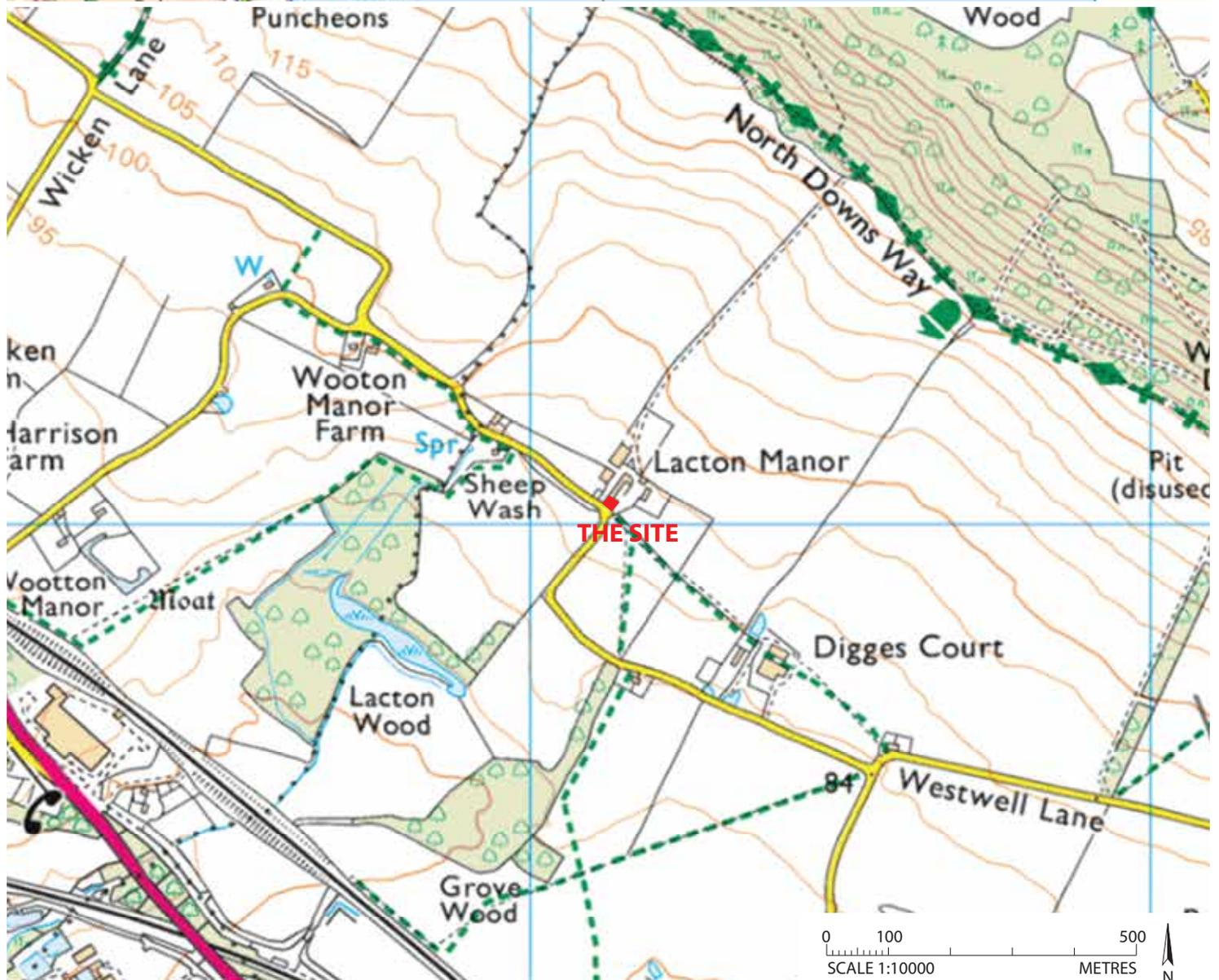


Figure 1: Site location map, scale 1:10000.

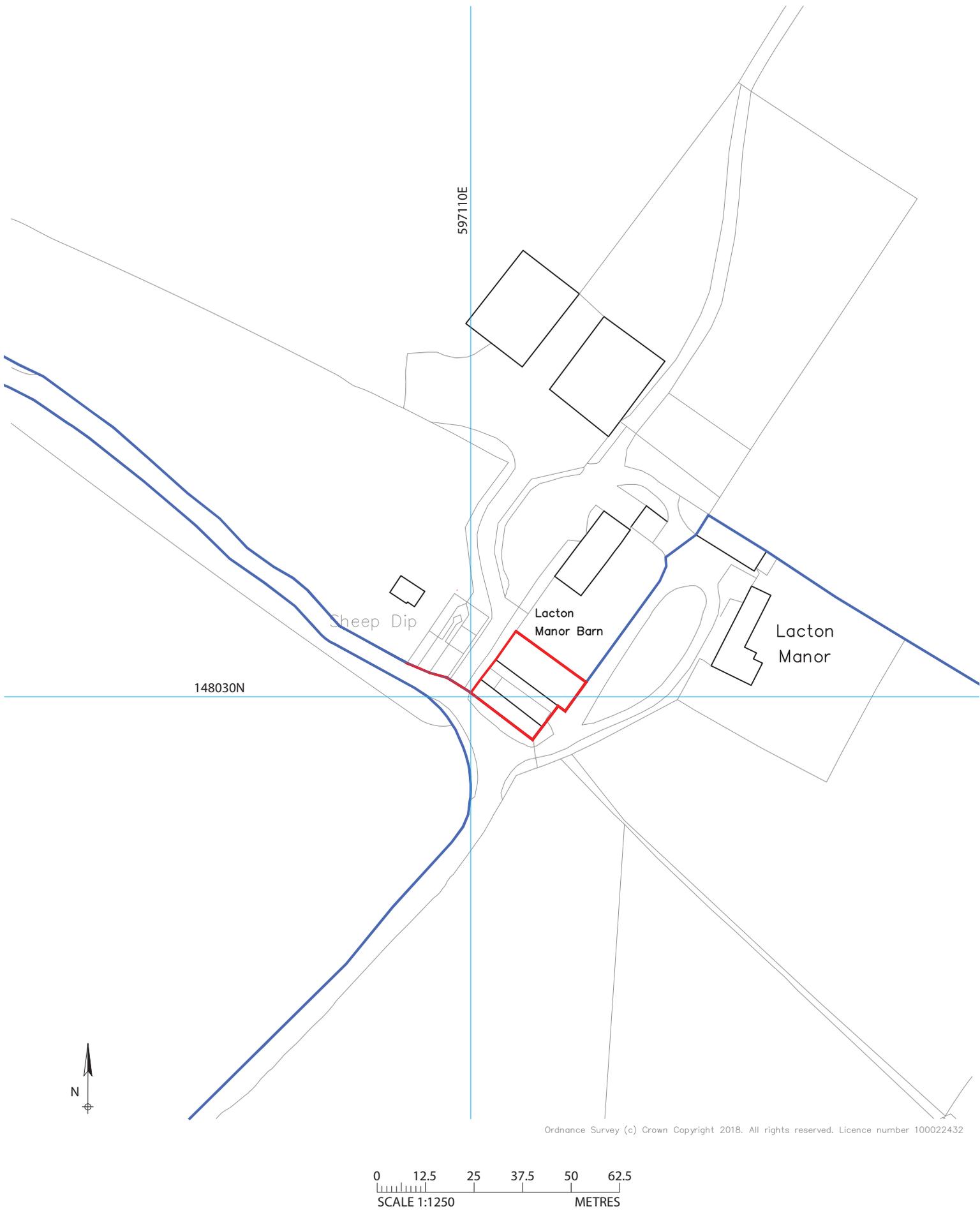


Figure 2: Building location.

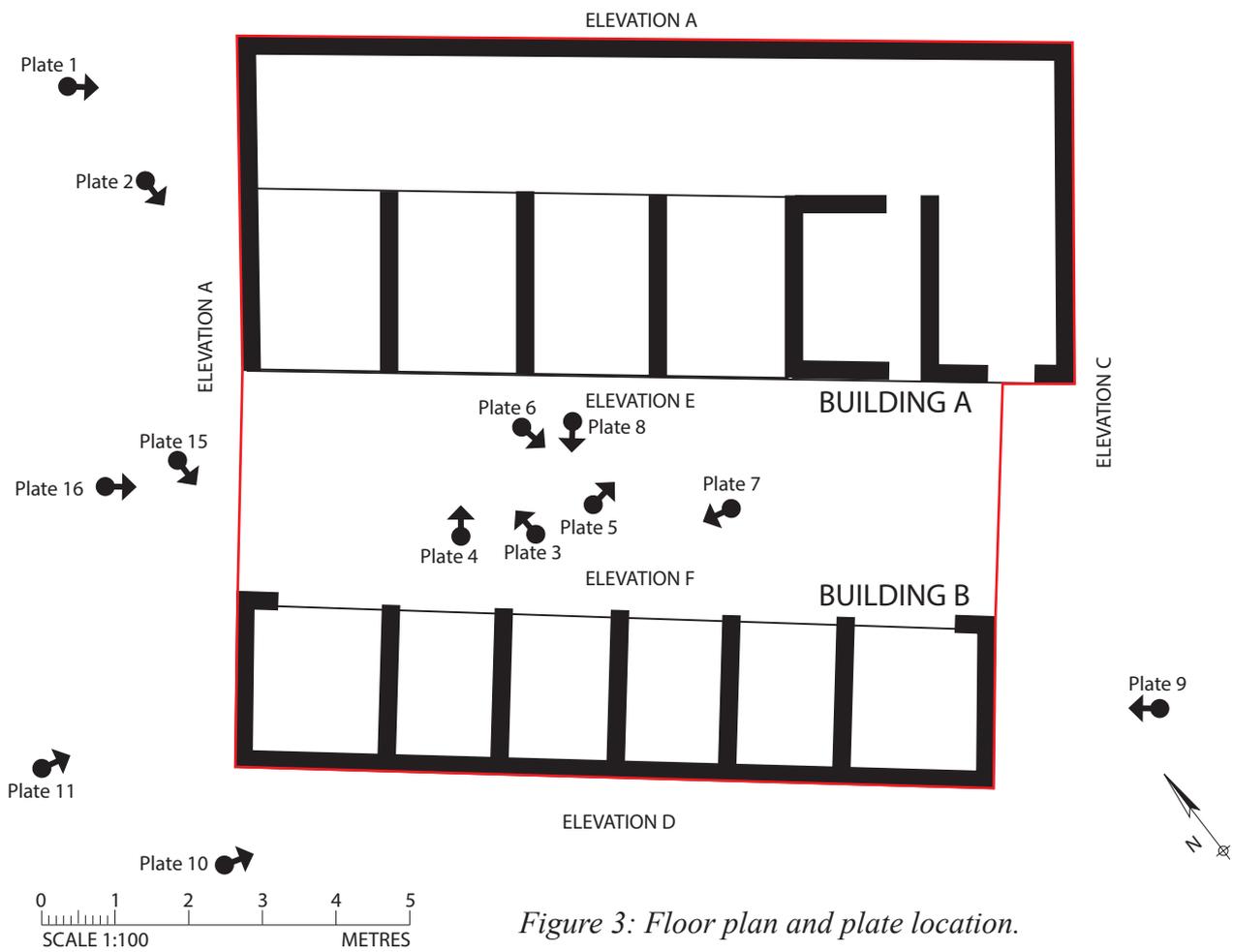
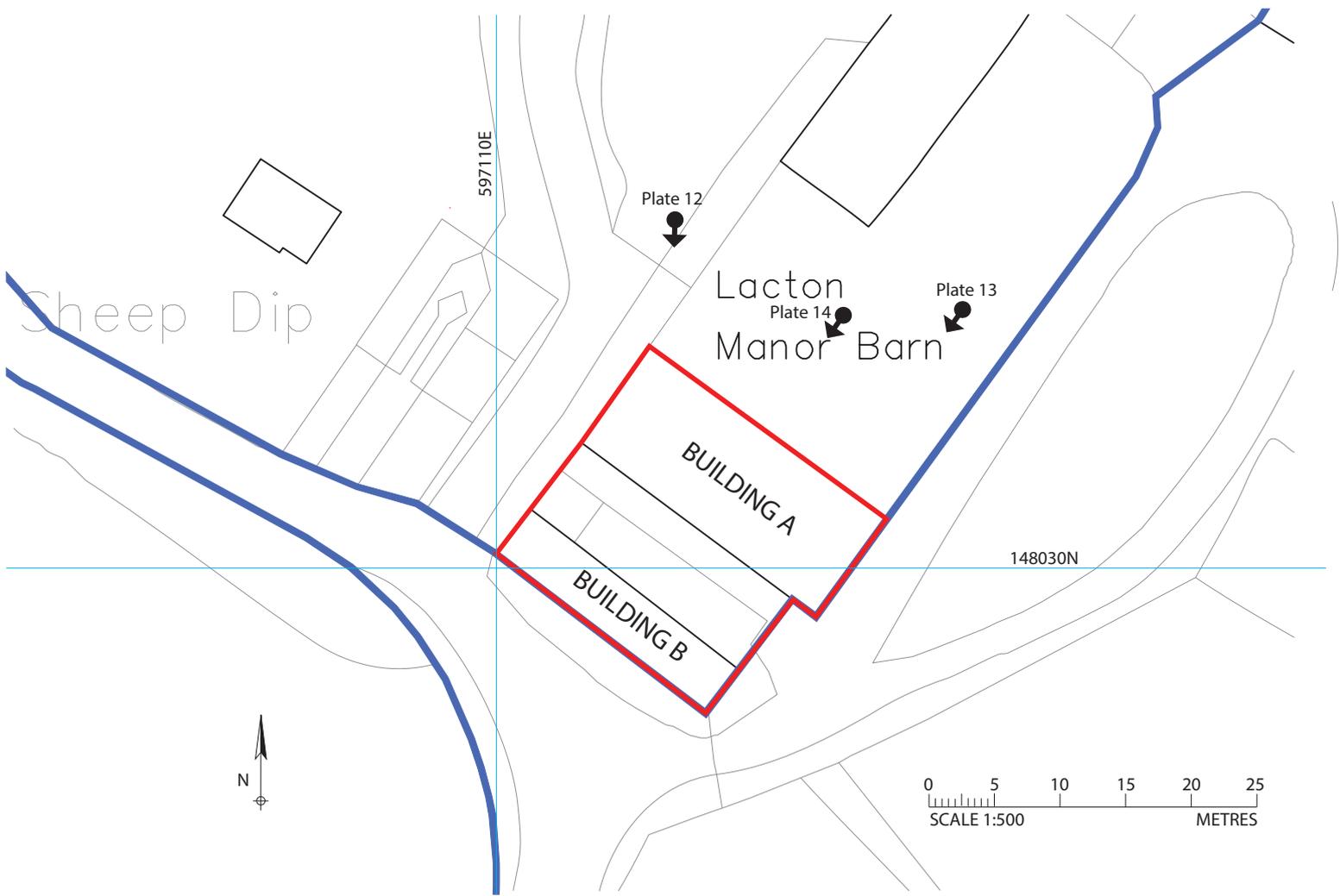


Figure 3: Floor plan and plate location.

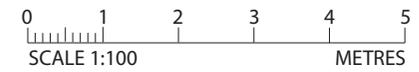
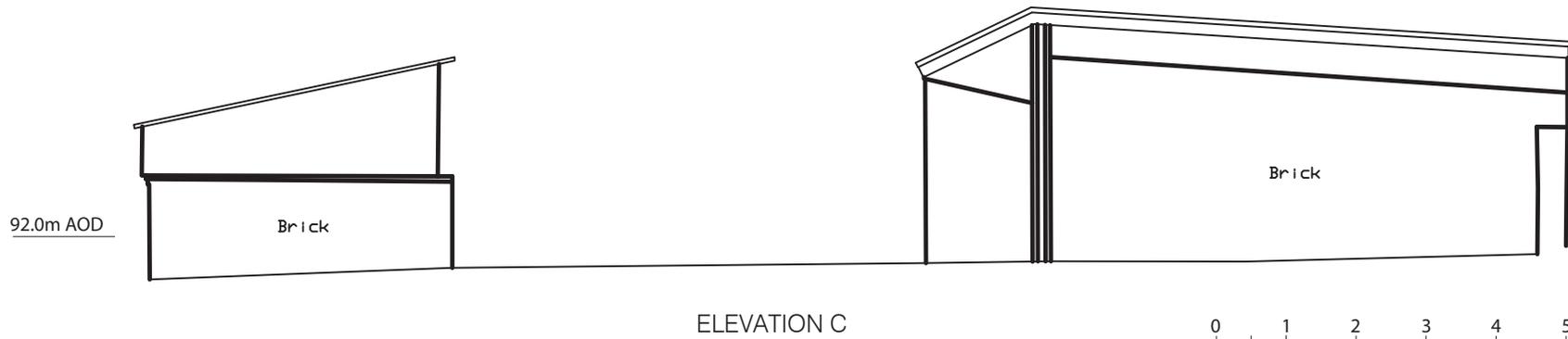
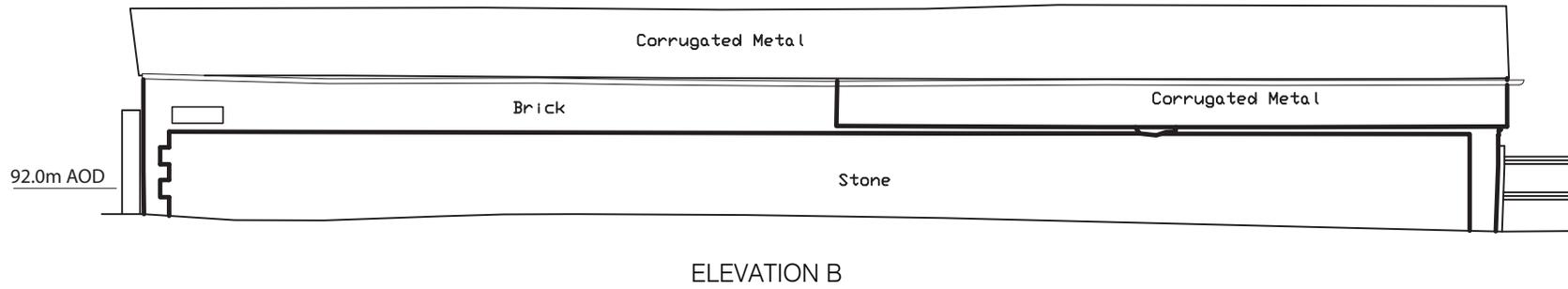
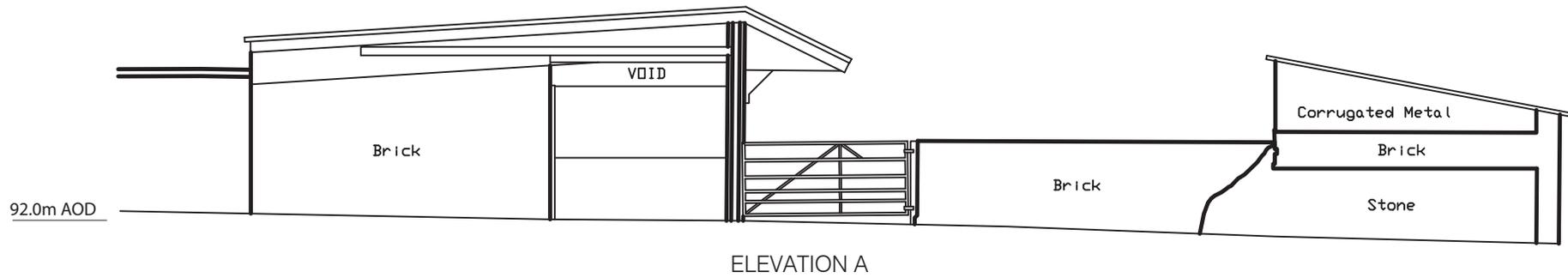
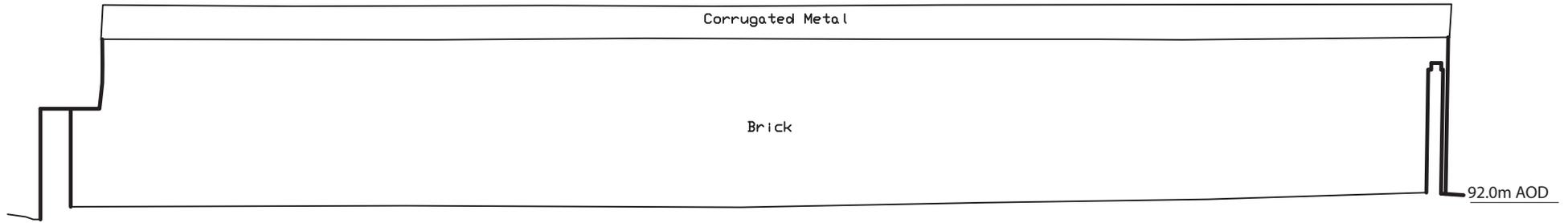
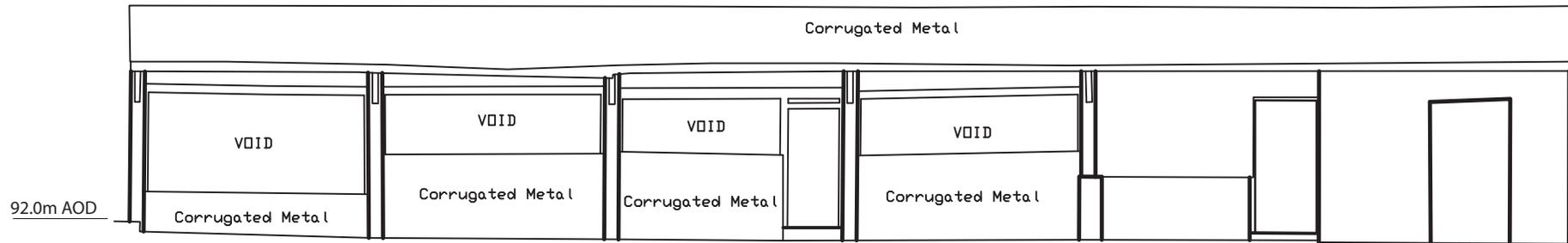


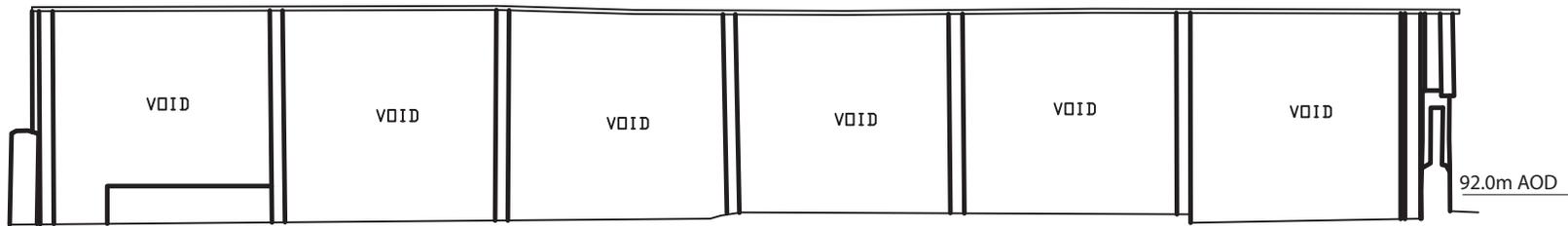
Figure 4: Elevation A, B, and C



ELEVATION D



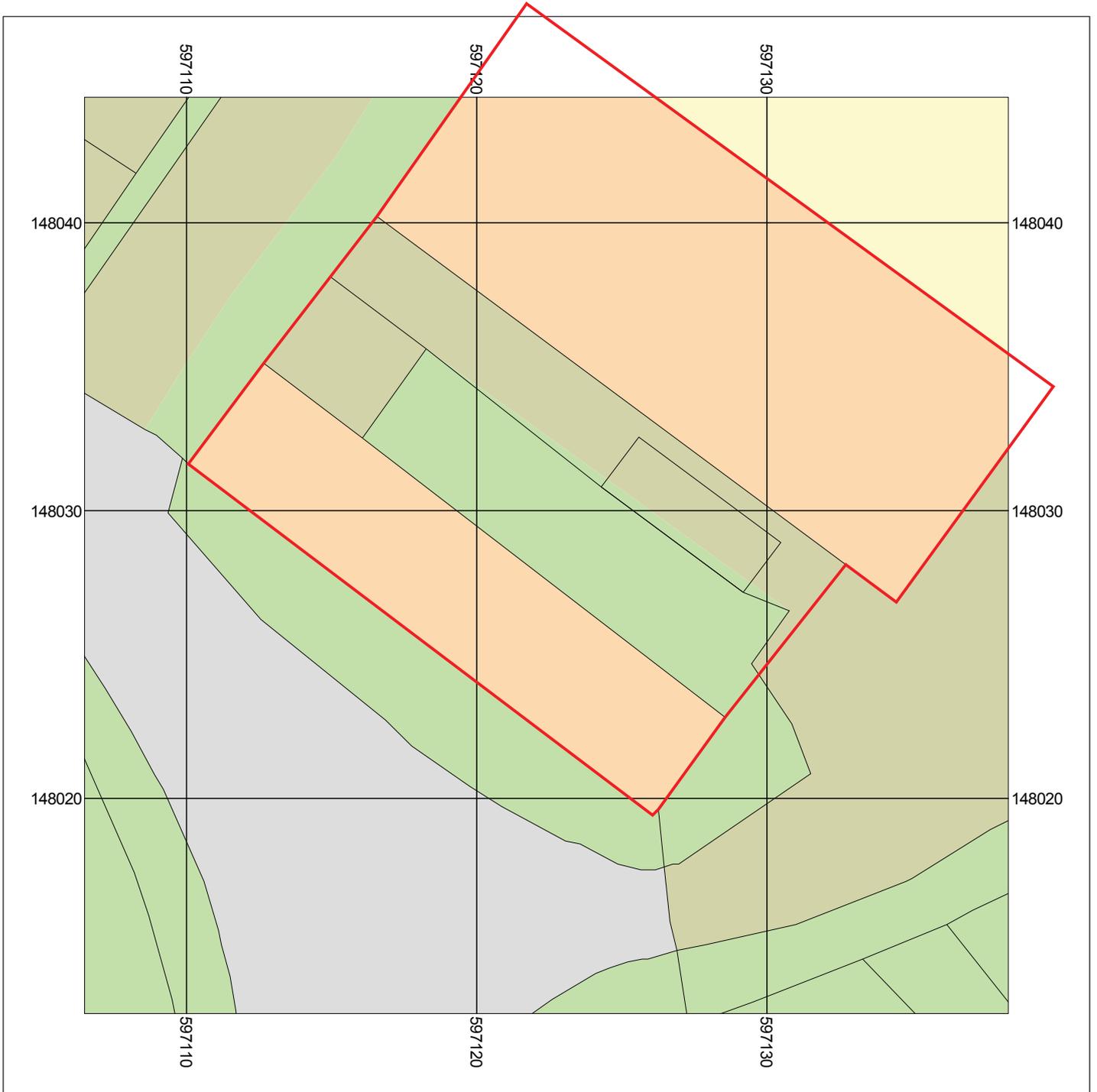
ELEVATION E



ELEVATION F

Figure 5: Elevation D, E, and F

OS Plan Colour



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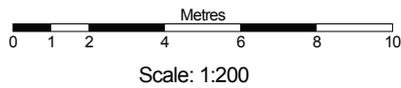


Figure 6: Site location in relation to OS map