



HISTORIC BUILDING RECORDING AT CLAYDENE  
FARM, HARTFIELD ROAD, COWDEN, KENT

Date of report 11<sup>th</sup> June 2021

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Front cover: Historic aerial photograph of the site

Appendix 1. Historic Building Survey Summary

## **1.0 INTRODUCTION**

In June 2021 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of the agricultural barns at Claydene Farm, Hartfield Road, Cowden in Kent (MAP 7. Figures 2-9. Plates 1-22). The barns are presently unoccupied and are about to undergo stripping out, demolition and/or conversion. Following the planning application for the development of Claydene Farm and before the development of the site the County Archaeologist is requiring that a programme of building recording be undertaken in advance of any site works.

### **1.2 Planning background**

The site has planning permission from Sevenoaks District Council (dated 8th January 2021) for the demolition of outbuildings and landscaping works with new access and access alterations. The Local Planning Authority's (Sevenoaks District Council) planning reference for the proposal is 19/02474/FUL.

The Senior Archaeological Officer KCC Heritage has advised that a programme of building recording be undertaken in advance of any site development or demolition works (Planning Condition 6):

*No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable, - a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The programme of building recording, written specification, timetable and watching brief shall be in accordance with a written programme and specification which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the aforementioned approved details.*

*To ensure that features of archaeological interest are properly examined and recorded in accordance with policy EN4 of the Sevenoaks District Council Allocation and Development Management Plan.*

### **1.3 The building recording has been conducted in one phase:**

Phase 1: Recording of the barns as existing to Level 2 (Plates 1-22).

This survey work and specification was carried out in accordance with a Level 2 survey as detailed in the Historic England volume 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016) and the Chartered Institute for Archaeology- Standard and Guidance for the Archaeological investigation and recording of standing buildings or structures (2017)) and the KCC Historic Building Recording Requirements (undated and attached as Appendix A to the initial WSI).

In summary the work consisted of a basic descriptive report accompanied by digital images and annotated plans as appropriate.

The recording of these heritage assets has followed the available professional standards and guidance such as the Chartered Institute for Archaeology 'Standards and Guidance'. The most commonly referred to guidance is the Royal Commission of the Historical Monuments of England (RCHME) advice note 'Recording Historic Buildings' (1996). This guidance has been revised and expanded by Historic England in their publication 'Understanding Historic Buildings – a guide to good recording practice' (2016). These documents define 4 levels of building recording (see below) that are frequently used in planning permission and listed building consent conditions.

Level 2 is an analytical record, and will comprise an introductory description followed by a systematic account of the barns origins, development and use including measured plans.

The principal elements of the survey involved the creation of a record and description of the historic fabric of the barns together with an analysis and interpretation of the site and historic development.

In summary the report consists of a Level 2 descriptive report of the barns accompanied by digital photographs and annotated measured plans.

## **2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND**

### **2.1 The development site**

The site is located in the Parish of Cowden and the PDA (Proposed Development Area) historically comprised farmhouse, farm yard, and barns (MAP 7). The site is currently occupied by a vacant farmhouse and numerous redundant agricultural buildings in varying states of disrepair, associated with a former dairy farm (Plates 1-22).

2.2 The site was shown to be occupied by existing buildings to the north of the site at the time of the earliest inspected historical map, dated 1799. The site appears to have remained largely unchanged until the late 1900s, when new agricultural buildings were developed in the central and southern areas of the site.

2.3 The geology of the site according to the British Geological Survey is Wadhurst Clay Formation- Mudstone. Superficial Deposits are not recorded.

2.4 Archaeological investigations in the vicinity of the PDA shows that little archaeology has been found but the adjoining two farmsteads- Pyle Gate Farm to the NE (TQ 44 SE 90) and the PDA (Proposed Development Area) which is Harnett Claydene Farm are of importance.

The KCC HER entry for Harnett Claydene Farm is as follows:

FARMSTEAD (Post Medieval - 1800 AD to 1800 AD)

Full description

Type: Regular courtyard L-plan with detached house and other detached elements

Farmhouse: Farmhouse detached in central position: Loose farmstead cluster Survival:

Altered - partial loss of original form (less than 50%) New sheds: Large modern sheds built beside the historic farmstead, the farmstead could still be in use.

Forum Heritage Services, 2012, *Kent Farmsteads & Landscape Project* (Unpublished document). SKE18075.

English Heritage, 2009, *Historic Farmsteads: A Manual for Mapping* (Unpublished document). SKE18076.

## **2.5 Statutory Designation**

The barns are not listed.

## **2.6 Significance of the Building**

The significance of the barns is that they illustrate the development of an late 19<sup>th</sup> century farmstead with barns built specifically for cattle management.

## 2.7 Historic Background

2.7.1 The Ordnance Surveyors Drawings of c.1799 show Clayden Farm with some clarity with the farmhouse coloured red and the farm pond just to the west coloured blue. There seem to be two agricultural building situated within the curtilage of the farm, both rectangular and situated to the south west of the farmhouse, itself tucked into the west side of the bend in the road (MAP 1).

2.7.2 The Cowden Tithe map of 1842 shows the pond, the farmhouse with a porch which faces west and a rectangular barn which has supplanted the two previous agricultural buildings and to the west the farm pond is still there (MAP 2). The owner in 1842 was R M Whatley Esquire and Others and the tenant George Izard.

2.7.3 The Historical OS map of 1872 shows a change to the main house with the porch now situated facing east. The rectangular barn has disappeared and has been replaced by an L-shaped building fronting on to what could be a fenced or walled courtyard with a smaller rectangular building parallel to but detached from the L-shaped building. To the south east are three more additional buildings facing on to the postulated courtyard (MAP 3).

2.7.4 The Historical OS map of 1896 shows additions to the farmhouse including a porch or bay window on the east facing façade and smaller sheds/greenhouse in the adjoining gardens. Three smaller buildings have been added to the farmyard on the south west boundary (MAP 4).

2.7.5 The Historical OS map of 1909 show the most southerly building has been extended (MAP 5).

2.5.6 The Historical OS map of 1946 show a small rectangular building has been added in the south area of the site (MAP 6).

2.7.7 The aerial photograph of 1940's shows no additional information (AP 1) but the 1960's aerial photograph (AP 2) shows an additional building in the north area of the courtyard (Barns 5 & 6) whilst the south field is now developed with Dutch Barns (Barn 4) and cattle barn (Barn 3) and to the west another cattle barn (Barn 1).

2.7.8 The aerial photographs of 1990 –2020 shows the farm layout as is today (AP's 3-5).

### 3. DESCRIPTION OF THE BUILDINGS

**3.1 Barn 1** The building is located in the centre of the group of farm buildings and faces north-east. It is a ATCOST Building with the main building measuring 11m x 19.75m and the additional building to the south-east 13m in width (Plate 7. Figure 4). The main building has a brick facade with two large sliding double doors of corrugated metal painted black whilst the attached building is faced with concrete blocks and accessed through a single timber door (Plate 8). The roof is corrugated asbestos sheets as is the upper storey of the building (Plate 9). The interior has a concrete floor and a number of concrete settling tanks whilst the four roof spans are of ATCOST concrete with concrete purlins (Plate10).

**3.2 Barn 2** The building is located in the north-west area of the site and is timber framed and sheathed with vertical sheets of corrugated steel painted black. The pitched roof of the main building is of corrugated asbestos sheets whilst the extension with its sloping roof is corrugated metal sheeting (Plates 15, 16). The main area measures 27m x 9.75m and the extension to the south-west 8m x 10m. Access to the main area of the building is by double doors located on the south-west facade and through the north-east facade which is open. The internal floor is of concrete (Figure 5).

**3.3 Barn 3** The building is located in the south-east area of the site and the frontage (Plate 12) is orientated to the north-west. The main building measures 22m x 30m and the extension to the south measures 12.30m x 9.50m. The main facade is brick built with three single door entrances on the ground floor closed by wooden sliding doors and the upper storey has a double door entrance with two wooden hinged doors. The pitched roof is of corrugated asbestos sheets on the main building. To the rear the building continues as a part brick built single storey structure (Plate 15) and part built with external walls of vertical railway sleepers with a pitched roof of corrugated asbestos sheeting (Plate 14). The interior is floored with concrete.

**3.4 Barn 4** The building (Figure 6) is a three bay Dutch barn with two additional extensions with sloping roofs (Plate 11) and is the largest building on the site (Plates 1, 2). Early barn types in the UK, such as aisled barns, were primarily used for the processing and temporary storage of grain. Processing comprised of hand-threshing (or later, machine threshing) the grain before removal to a granary for more permanent storage. The hay barn was developed

in response to evolving farming practices, particularly the use of water-meadows, which had led to a marked increase in the amount of hay that was produced. Formerly small amounts of hay had been stored in haylofts over a cow shed or stables, or in haystacks. However, haystacks were prone to spoiling in the rain, especially after the stack has been 'opened' for consumption.

3.4.1 Different types of hay barns evolved, over time they came to share certain common characteristics that they would generally have a roof but no walls (Plate 1). Dutch barns, as they became to be called, were often constructed with a rounded or arched corrugated metal roof and with metal uprights (Plate 3). Due to their ease of construction these open framework barns are often considered temporary with their existence determined by the life of the metal uprights or the corrugated metal roof (Plates 4, 5). Internal partitions are of vertical railway sleepers (Plates 3) and the internal floor surface is of concrete (Plate 4).

**3.5 Barn 5** The building (Figure 7) is a double height barn built of vertical corrugated sheets of asbestos cement secured to a metal frame with a large sliding double door faced with vertical corrugated metal sheets painted black (Plate 18). The building measures 14m x 22m including the extension with a sloping roof built of timber (Plate 19). The interior of the main barn shows the central pitched roof built of metal struts sat on vertical metal beams with the three side extensions divided by vertical railway sleepers. The internal floor surface is of tarmac road scrapes (Plate 20).

**3.6 Barn 6** The building (Figure 7) is a prefabricated building of slotted concrete external posts with walls constructed of slotted concrete slabs and repaired with sheets of corrugated metal (Plate 21). Roof was of asbestos corrugated sheeting. The front elevation (Plate 22) shows access on the right and repairs to the wall on the left. The internal floor is concrete.

**3.7 Barns 7 & 8** Both buildings are in a state of disrepair and were deemed too dangerous to enter, however both are due to be demolished as part of the consented development.

#### **4.0 PARAMETERS**

4.1 The photographic survey was conducted using digital photography and as the exterior of the buildings were captured by drone coverage operated by SWAT Archaeology. The use of

drones for capturing important buildings is now an acknowledged part of historic building recording and the drone footage for the barns at Claydene Farm can be accessed here:

<https://youtu.be/zmaWfaZwMro>

4.2 The site survey took place on 1<sup>st</sup> June 2021 and drone survey on 8<sup>th</sup> June 2021 and the team consisted of Paul Wilkinson (photography & building recording) Bartek Cichy (drone survey).

Paul Wilkinson PhD., MCIfA., FRSA., MIHBC

## 5. References

Historic England, 2017 *Understanding Historic Buildings: a guide to good recording practice*.

SWAT Archaeology 2021 *Specification for an Archaeological Building Recording at Claydene Farm, Hartfield Road, Cowden, Kent*

**Appendix 1 HISTORIC BUILDINGS SURVEY:**

**Summary Sheet**

<b>Property Name</b> Claydene Farm,	<b>Address</b> Hartfield Road, Cowden, Kent	<b>Building Name</b>
<b>Property/ Building Reference</b>	<b>OS Grid Reference</b> 546744 171743	<b>Surveyor/Date of Survey</b> SWAT Archaeology 06.04.17
<b>Category</b> Farm Buildings	<b>Original Use</b> Cattle and Hay Barns	<b>Current Use</b> Not in use
<b>Date(s) of Construction</b>  The building dates from c.1900	<b>Statutory Designation</b>	<b>HER Reference</b>
<b>Walling Materials</b> Wall construction is brick/Concrete	<b>Roofing Materials</b> Corrugated metal sheets	<b>Flooring Materials</b> Concrete
<b>Description:</b>  The site is located in the Parish of Cowden and the PDA (Proposed Development Area) comprise farmhouse, farm yard, and barns. The site is currently occupied by a vacant farmhouse and numerous redundant agricultural buildings in varying states of disrepair, associated with a former dairy farm.		
<b>Architectural/Historic Significance:</b>  The barns as a surviving group of dairy farm buildings		<b>Landscape Significance:</b>  No significance
<b>Notes/Qualifications Regarding Survey:</b>  The survey was undertaken whilst the buildings were derelict		
<b>Additional Information Sources for this Building (s):</b>		

**Copies & CDs of this report held at:**

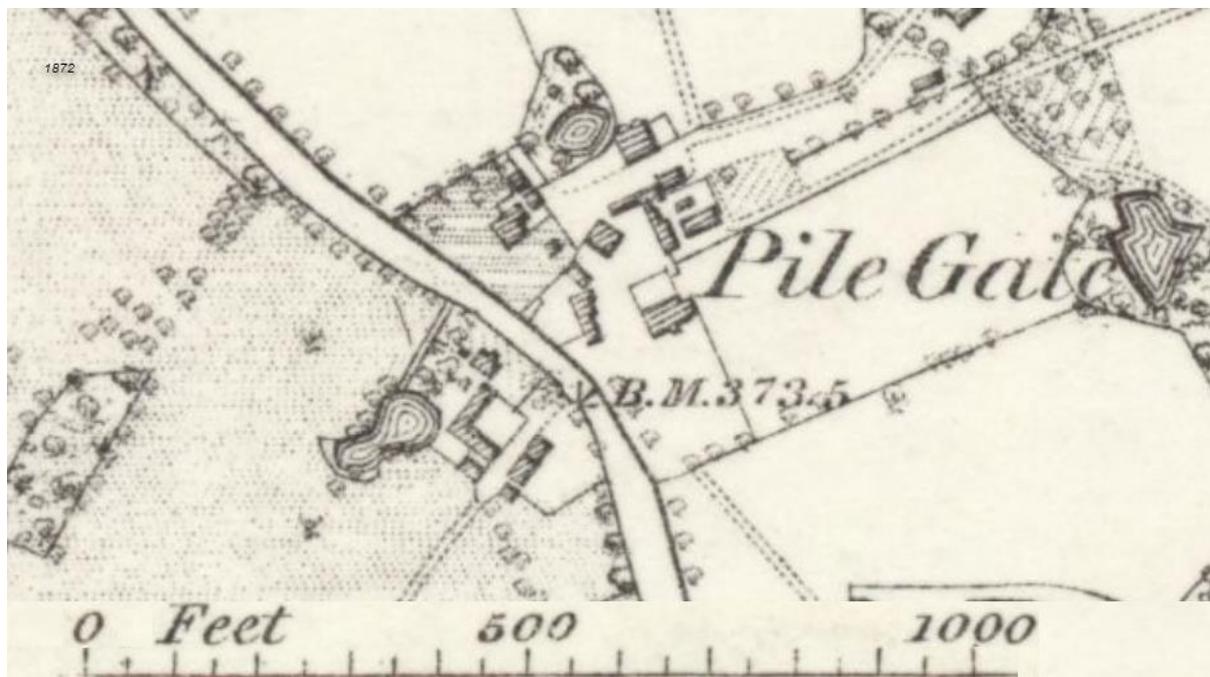
SWAT Archaeology, The Office, School Farm Oast, Faversham



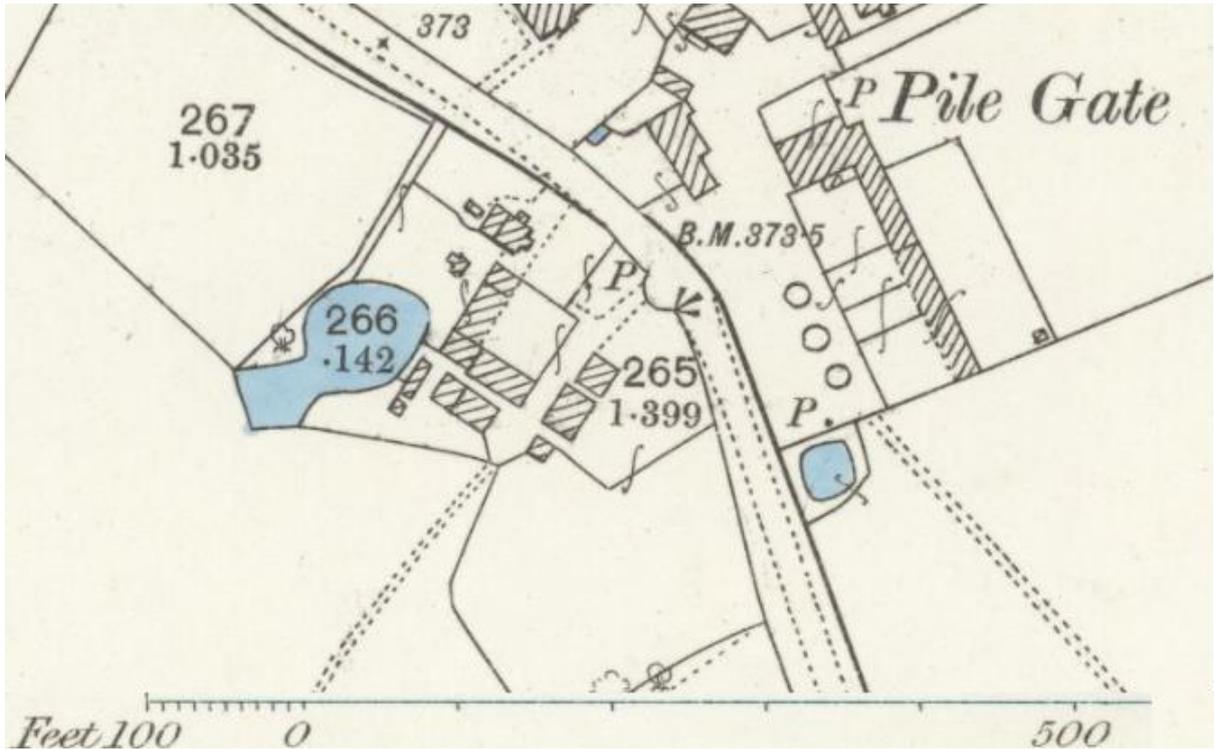
MAP 1. Ordnance Survey Surveyors Drawing c.1799



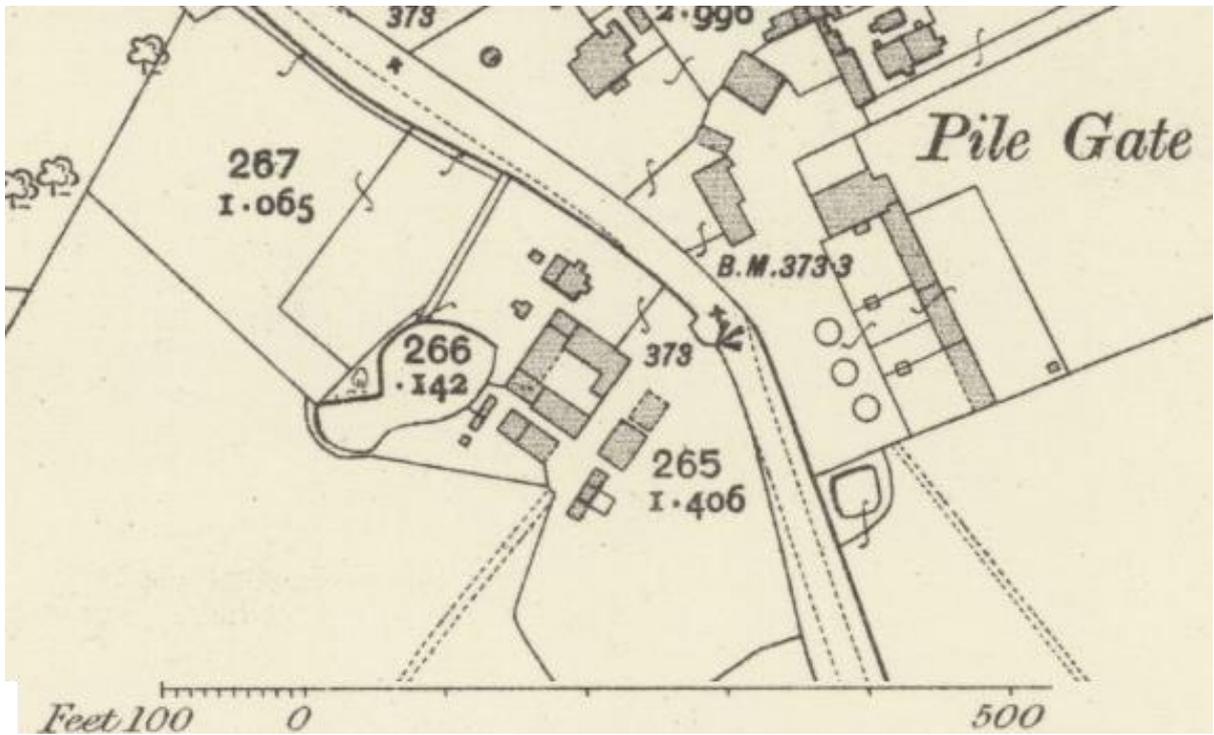
MAP 2. Cowden Tithe map 1824



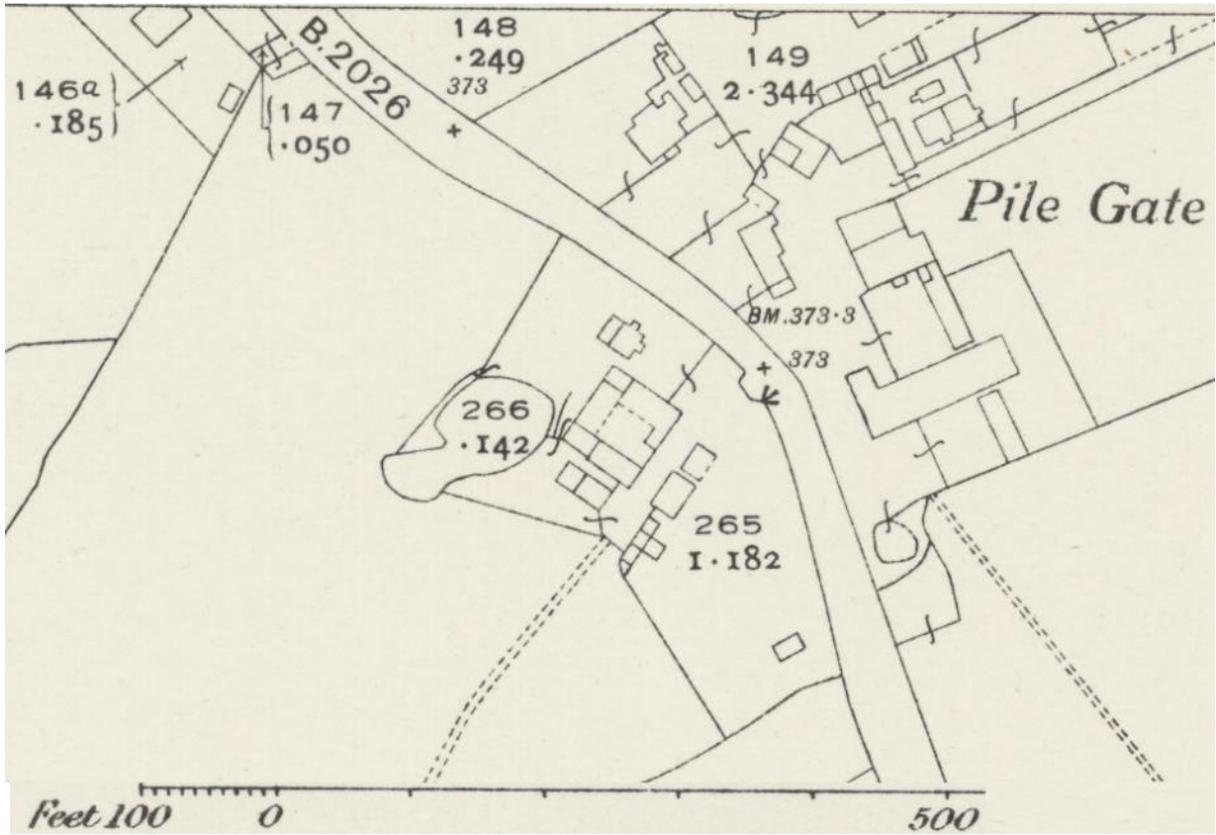
MAP 3. Historical OS Map 1872 (6 inch)



MAP 4. Historical OS Map 1896 (25 inch)



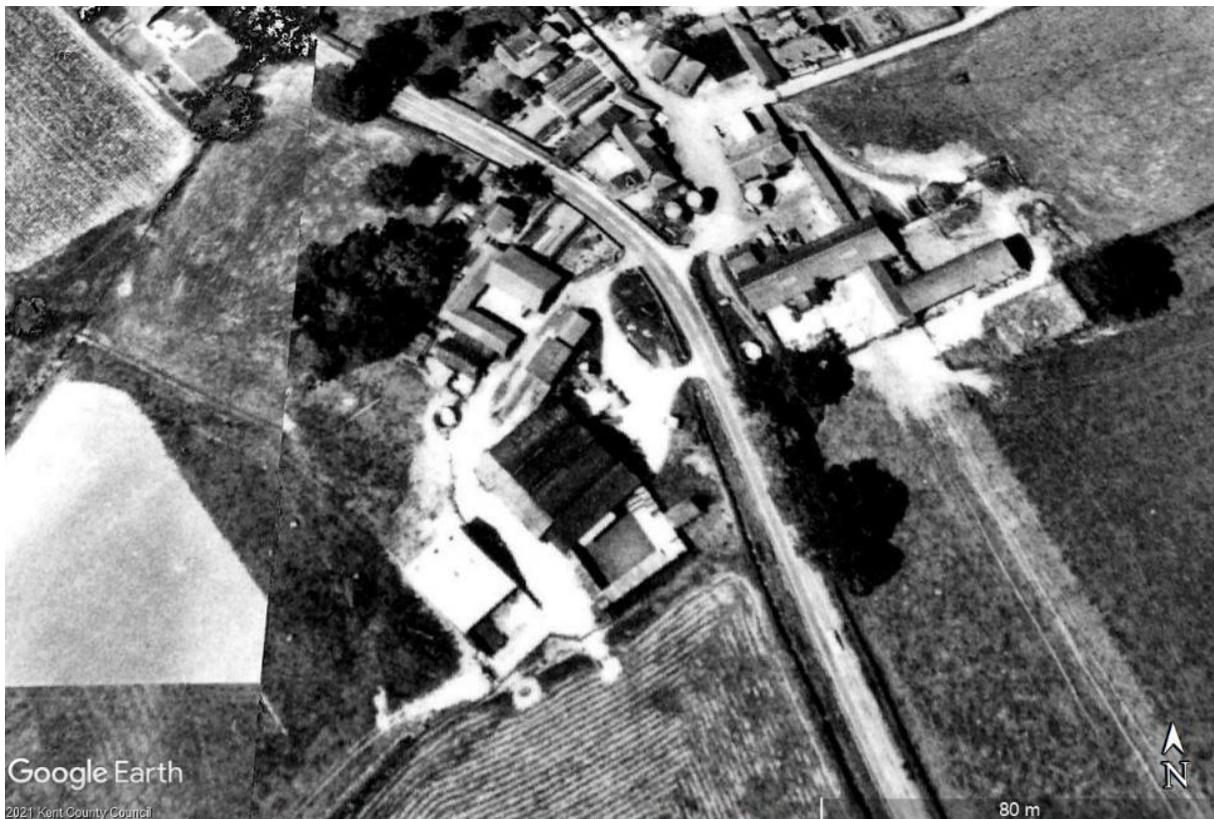
MAP 5. Historical OS Map 1909 (25 inch)



MAP 6. Historical OS Map 1946 (25 inch)



AP 1. Aerial Photograph 1940s (Google Earth)



AP 2. Aerial Photograph 1960s (Google Earth)



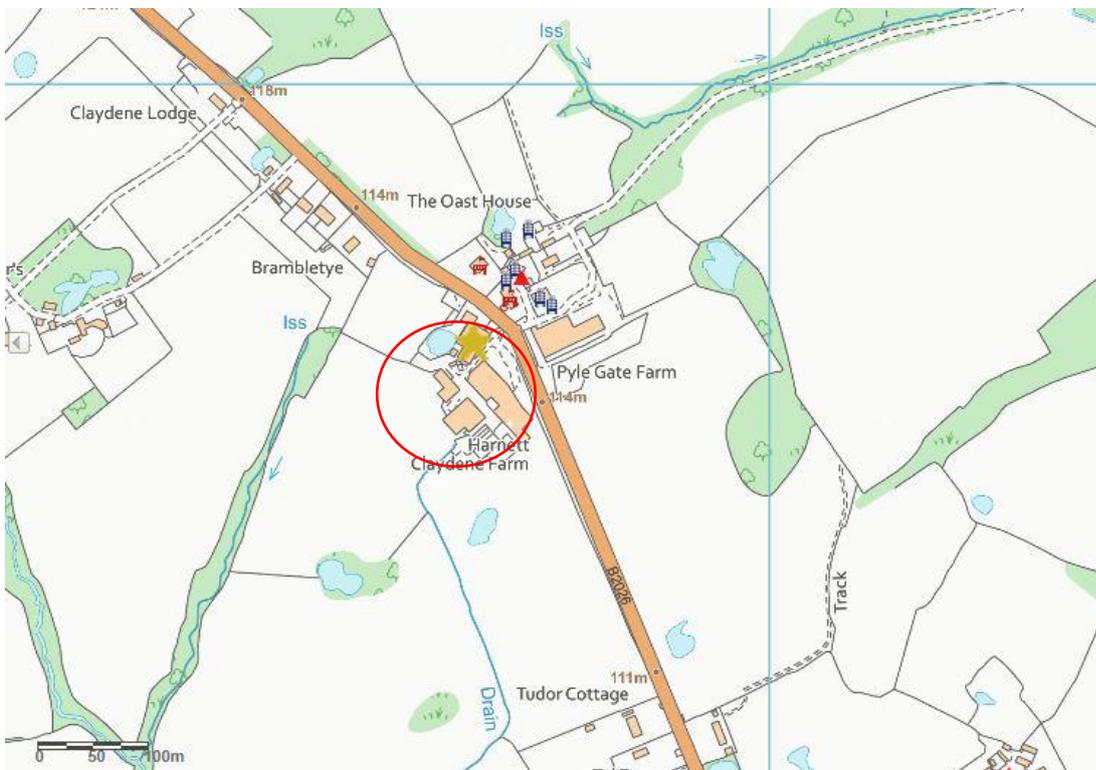
AP 3. Aerial Photograph 1990 (Google Earth)



AP 4. Aerial Photograph 2003 (Google Earth)



AP 5. Aerial Photograph 2020 (Google Earth)



MAP 7. Location of Site

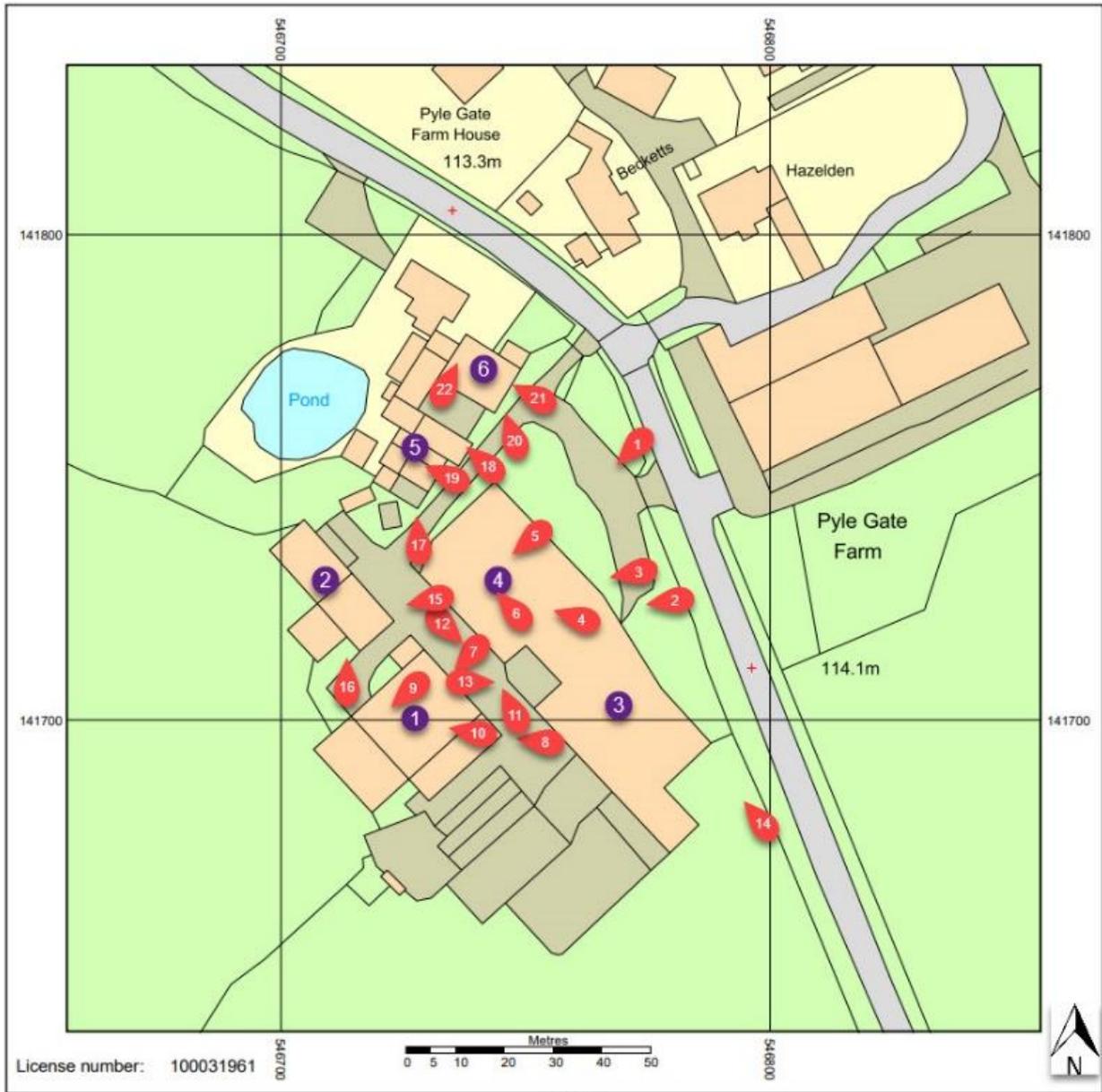


Figure 2. Photo Locations



Figure 3. Site layout



Figure 4. Barn 1 plan

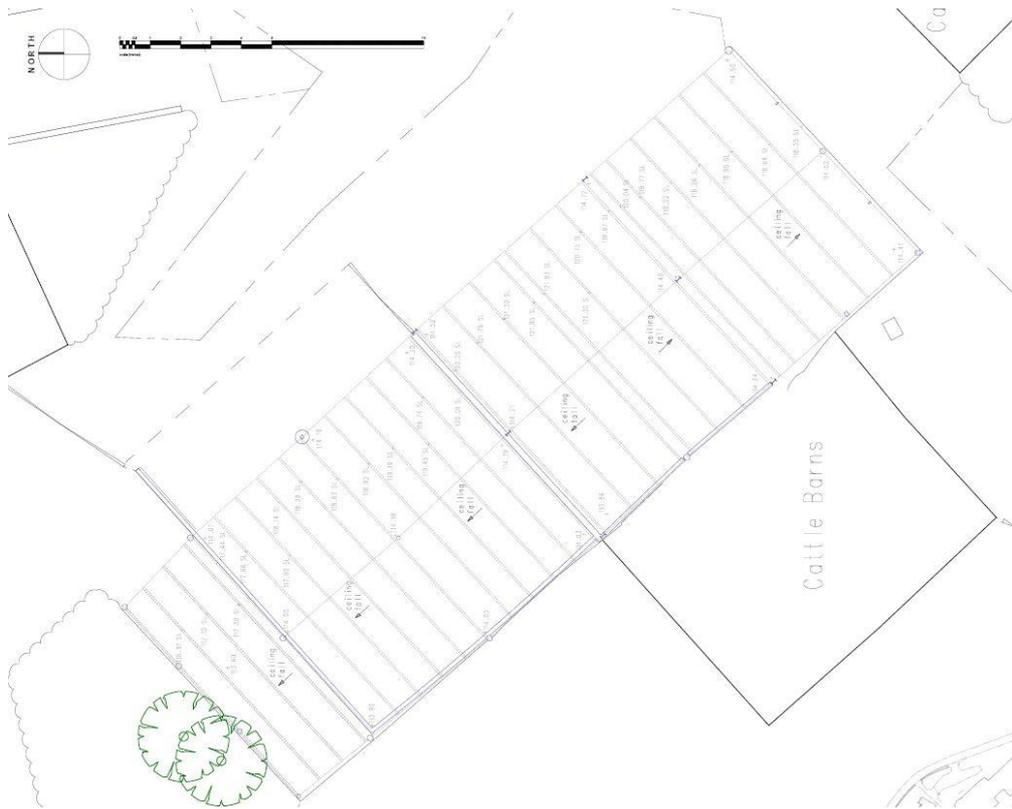


Figure 5. Barn 2 plan

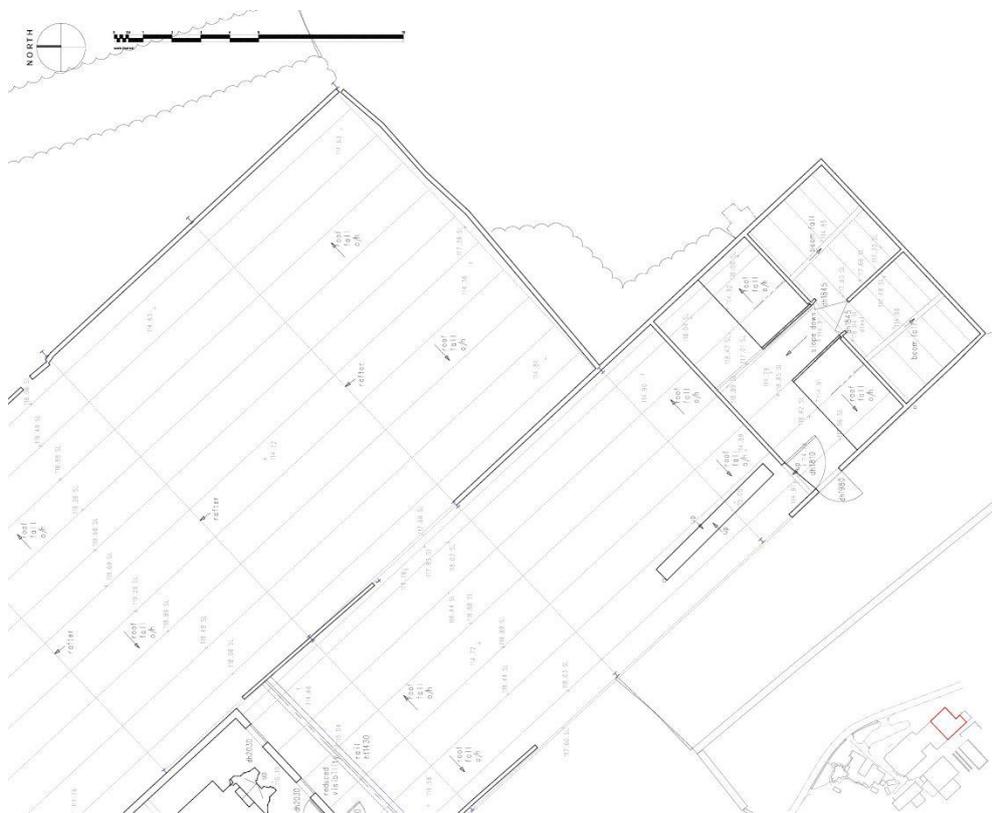


Figure 6. Barn 4 plan



Figure 7. Barns 5, 6 plans



Figure 8. Proposed development



Plate 1. View of Barn 4 (looking SW)



Plate 2. View of Barn 4 (looking NW)



Plate 3. View of Barn 4 (looking NNW)



Plate 4. View of interior of Barn 4 (looking NNW)



Plate 5. View of interior of Barn 4 (looking SSW)



Plate 6. View of internal roof (looking NNW)



Plate 7. View of Barn 1 (looking SW)



Plate 8. View of Barn 1 (looking NNW)



Plate 9. View of the interior of Barn 1 (looking SSW)



Plate 10. View of interior roof Barn 1



Plate 11. View of rear of Barn 4 (looking N)



Plate 12. Front elevation of Barn 3 (looking SE)



Plate 13. View of Barn 3 (on right) and Cattle Barns on left (looking E)



Plate 14. Rear view of Barn 3 (on left) and Cattle Barn on right (looking NNW)



Plate 15. Side view of Barn 3



Plate 16. View of Barn 2 (looking W)



Plate 17. View of Barn 2 (looking N)



Plate 18. View of Barn 5 (looking N)



Plate 19. View of interior of Barn 5



Plate 20. View of interior of Barn 5



Plate 21. View of Barn 6 (looking N)



Plate 22. View of frontage Barn 6 (looking NNW)