



**HISTORIC BUILDING RECORDING AT SNAGBROOK
FARM, 115 EYHORNE STREET, HOLLINGBOURNE,
KENT ME17 1UA**

Date of report 25/04/2023

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Front cover: Snagbrook Farmhouse front elevation

Appendix 1. Historic Building Survey Summary

1.0 INTRODUCTION

1.1 In April 2023 SWAT Archaeology carried out a Level 2 historic building recording of Snagbrook Farmhouse, Hollingbourne in Kent. The building is presently unoccupied.

2.0 Planning background

2.1 The site has planning permission (22/502837/LBC) from Maidstone Borough Council (dated 23rd December 2022) for the Listed Building Consent of part demolition first floor bedroom window on west elevation and demolition of rear extensions (single and two storey), erection of single storey pavilion style rear extension with associated basement and renovation of existing building including internal and external alterations.

2.2 The Conservation Officer MBC has advised that a programme of building recording be conditioned and undertaken in advance of any site development or demolition works:

(7) No works shall take place until a descriptive record in accordance with level 2 of Historic England's document entitled "Understanding Historic Buildings A Guide to Good Recording Practice" has been submitted to and approved in writing by, the local planning authority. The approved descriptive record shall also be submitted to the relevant Historic Environment Record office within one month of the date of its approval;

Reason: To ensure that any evidence of historic significance is appropriately recorded.

(8) Any hidden historic features revealed during the course of works to the walls, floors, ceilings shall be retained in situ, with work to be suspended in the relevant areas of the building and the local planning authority notified immediately and given the opportunity to inspect. Prior to the commencement of any further works, details including a schedule of works, drawings and annotated photographs as appropriate shall be submitted to and agreed in writing by the local planning authority and the works thereafter shall be carried out in accordance with these approved details.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building.

1.3 The building recording has been conducted in one phase:

Phase 1: Recording of the building as existing to Level 2 (Plates 1-33).

1.3.1 The specification and survey work will be 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 the SWAT Archaeology specification for an archaeological building recording.

1.3.2 Level 2 is a descriptive record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use and both the exterior and interior of the building will be seen, described and photographed.

1.3.3 The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project. (Historic England May 2016].

1.3.4 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.

1.3.5 A review of Historic OS mapping has also been made (MAP 1-6). In summary the work consists of a Level 2 descriptive report of the building accompanied by digital photographs and annotated existing architect plans of proposed works.

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

2.1 The development site

2.1.1 Snagbrook Farm is a Grade II Listed Building located within the village of Hollingbourne on the north western side of Eyhorne Street. The house sits alongside a number of other

farm buildings nearby including a residential converted oast house to the west. The Ashford to London railway line passes c. 80m to the south west. Hollingbourne Church is surrounded by a group of other listed buildings circa 450m to the north east. Hollingbourne is situated 7.5km east of Maidstone with the village of Harrietsham circa 3.0km to the south east with the North Downs rising up to the north east. The PDA is situated on level ground at circa 68m aOD with the total area of land and buildings of just over 60 acres.

2.1.2 The house is Grade II listed with 16th century origins. The existing extensions are the result of a number of alternations over the years of the late 19th century and early 20th century and are of poor quality and detract from the character and appearance of the rear elevation of the listed building as well as the appearance of the front of the western elevation.

2.1.3 Archaeological investigations in the vicinity of Snagbrook Farm include a watching brief ahead of a new conservatory construction in Eyhorne Street (EKE15859) and revealed a lack of archaeological finds but considers that the potential of archaeological discoveries across Eyhorne Street remains high. An evaluation of land to the rear of The Limes (EKE10021) in Eyhorne Street found a series of Post Medieval features as well as a scatter of late Iron age and Medieval pottery which was possibly hillwash. A watching brief on a coach house conversion (EKE5926) identified possible Medieval pit (TQ 85 SW 98).

2.1.4 The PDA is situated on level ground at circa 68m aOD with the total area of land and buildings of just over 60 acres.

The British Geological Society (BGS 1995) shows that the local geology at the PDA sits on the at the base of the North Downs where there is complex geology with a number of bands running along the base of the hills. The PDA is showing as bedrock comprising of Gault Formation Mudstone with chalk on the higher ground to the north east and Folkestone Formation Sandstone just to the south west. There are no superficial deposits.

2.3 Statutory Designation

The building is a Grade II Listed Building (TQ 85 SW 257) dating from 1500-1899 and the KCC Heritage entry is:

House. C16, with later C19 facade. C19 red brick, largely in English bond, with grey brick diaper pattern. Plain tile roof. Probably L-plan, with stair turret in re-entrant angle at end of entrance passage. 2 storeys and attics. Hipped roof. Group of two C16 octagonal brick stacks with moulded plinths and cornices flanking larger octagonal flue, towards left. 3 rectangular filleted flues with conjoined corbelled tops to right of centre, and corbelled rectangular multiple brick stack to right hip. 2 hipped dormers. Irregular fenestration of 4 casements in chamfered brick architraves with segmental heads; three 2-light with top-lights and one single light over door. Ribbed door in gabled brick and timber porch to left of centre. Short rear left return wing. Interior; late C16 or early C17 dog-leg staircase with turned balusters, moulded handrail with guilloche side panel and moulded newels. Moulded first-floor beam over stair-head. Moulded stone fireplaces to ground floor and painted ovolo-moulded first-floor fireplace. Panelling, some C17, to ground floor rooms and right end first floor room. Depicted on 1718 map with 3 brick gables to front elevation and about 3 to left return elevation. Listing NGR: TQ8388154934

English Heritage, *List of Buildings of Special Architectural or Historic Interest* (Map). SKE16160.

2.4 Significance of the Building

The NPPF Annex defines a Heritage Asset as:

‘A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

2.5 Historic Background

Research has been undertaken on historical mapping of the PDA (Proposed Development Area):

John Watts, 1718

2.5.1 This map is referred to in the Historic England listing as depicting the house with three brick gables to front elevation and about three to left return elevation. An article in the *Archaeologia Cantiana* refers to this map as being in the private hands of one of the previous owners, Dudley Wright. The Dudley's had been long-time owners of the Snagbrook Farm estate until recently. The current whereabouts of the map is not known.

Andrews, Dury and Herbert map, 1769

2.5.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This map does not depict Snagbrook even though we know it is existence at this time. It shows the house to the east around Hollingbourne Church and also to the west around Eyhorne Street but none on the properties in between the two settlements (MAP 1).

Ordnance Surveyors Drawing, 1797

2.5.3 This map shows much more details and the correct road layout. The house at Snagbrook Farm can be identified as well as the stream and lake that passes immediately to the north. North east and east of the house are a number of outbuildings. The land around is one of arable and pasture (MAP 2)

Hollingbourne Tithe Map, 1840

2.5.4 This shows the house. West of the house is the barn and east of the house are more outbuildings with ranges on two sides. However, the depiction of the house is that of a rectangular and has two smaller extensions depicted at the northern end. This footprint is different than that described as showing on the earlier map and as we shall see also different to that on the later maps. Given the other buildings on the later maps are correctly depicted in terms of their size and shape, it seems odd that the house would not be. Therefore, the footprint of the building in the tithe map is currently an enigma (MAP 3).

Historic OS Map 1869

2.5.5 This is the first OS map. The farm is referred to as 'Snakebrook'. The house is shown as a 'u' shape. This footprint corresponds with the 'L' shaped depiction in the 1718 map with what is a later extension on the eastern side. There are no signs of any smaller extensions at

the northern end as suggested by the tithe map. To the east the farm yard is showing buildings on three sides with the focus now to the south rather than on the northern side of the larger barn building. A drive with turning area can clearly be seen from the road and it is likely that the area west of the house is a garden area. As with many other fields in Kent at the time, many have now been turned over to orchards (MAP 4).

Ordnance Survey 2nd Edition map, 1897

2.5.6 The farm here is still called 'Snakebrook'. There appears little change to the footprint of the house with the extension of a glasshouse/conservatory attached to the south western corner of the house. The barn that was west of the house has now had an oast attached. There is little change to the yard and buildings to the east. To the far west of the map, the line of the railway can be seen, which is on a raised embankment. A pump house has been added to the area by the railway associated with the stream. The straight lines suggesting the line of the stream to create a lake is actively managed (MAP 5).

Ordnance Survey map, 1907

2.5.7 The main house has a new extension to the central area. The area north of the house now has a larger lake area and is labelled fish ponds (MAP 6).

3. DESCRIPTION OF THE BUILDING

3.1 Like nearby Godfrey House, this is one of the larger houses situated between the main settlement area and Conservation Areas. The barn and oast to the west, originally part of the farming complex to the estate are now under separate ownership. The farm yard area to the south east is now disused and only a single later building on the southern range remains. The bungalow of Little Snagbrook, to the north, north west was built on the estate sometime between 1907 and the 1940s. The house is still set within its wider landscape of fields to the south and north alongside the lakes associated with the stream. The railway line to the west separating the house from the more modern development along Eyhorne Street with no infill development between the house and that of the Upper Hollingbourne settlement area and conservation area. The set-back nature of the house away from the road lends to its remoteness.

3.2 This is a Grade II 16th century timber framed building which was refaced in the 19th century with red brick in a diaper pattern of grey headers. There are two main floors and a small attic space. There are two hipped dormers on the front elevation with sprocketed eaves. A view into the roof confirmed a mixture of older and more modern timbers in the roof space suggesting that there has been work undertaken to the roof at some point replacing original rafters in places. An exposed rafter is dated by graffiti to 1852 (Plate 33). The dated machine-cut oak rafter matches the rest of the original roof. There are no adze marks whatsoever and there is clear evidence of one previous roof before the current refurbishment. It seems that the original lathe roof (at the correct gauge) was laid in 1852, and lasted 128 years. The last roof (incorrectly laid) replaced the original in about 1980, and has started to failed after 43 years.

3.3 Externally it can clearly be seen the original 'L' shaped element of the house as suggested in the 1718 map. There are two sets of octagonal brick stacks dated to the 16th century. The chimneys stack in the original 'L' shaped area appear original. Chimneys were considered in the 16th century as a status symbol and were normally elaborate and grouped together. Many had octagonal designs in this period becoming plainer later in date (Plate 14). However, the internal layout suggests that the hipped dormers in the attic area are later in date, and this has led to reconfiguration and additional internal walls added to accommodate (Plate 29) and the unusual diagonal under area to the attic staircase on the first-floor landing. Along the western wing, the area of painted white brick is the location of the now demolished greenhouse/conservatory in use through the 20th century (Plate 11). Also along that elevation is a timber framed bay (Plate 13). This appears to have been added in the first half of the 20th century and is in poor condition with brick work that clearly does not match that of the main house. Northwards of the bay, there does not appear to be any suggestion of the continuation of the diaper pattern, so it may be possible that this area is a later extension and internally appears to be that of a laundry room with hot water tub in-situ (Plate 19). On the rear of the western wing is an upstairs extension situated on two brick posts. Again, this appears to be a later addition and holds a toilet (Plate 22). Immediate north of this area is another white painted area of brickwork suggesting a small outbuilding used to be attached to this area too (Plate 30). The diaper works appears on the

front wing and also the front of the western wing and the north eastern side of the front wing (Plates 2, 8, 11, 12).

3.4 Based on the historical mapping, the smaller eastern wing is 19th century in date with concrete floor. In addition, there are suggestions of now demolished further additions to the eastern wing given the outline of a possible now removed building at the northern end (Plate 9).

3.5 The first floor of the eastern extension is lower than that of the main house with steps down into the respective rooms. The central tin roof extension was added sometime between 1897 and 1907 (Plate 4).

3.6 The lower front left window on the front elevation does not match the others, which is missing a glazing bar (Plate 2). The windows in style appear to be 19th century and probably put in as the same time as the building was re-fronted. The porch is also a later addition, most likely early 20th century (Plate 3). There are also other windows with leadlight panes.

3.7 Internally the rooms at the front of the original house retain many original features including the wood panelling, woodwork and fireplaces and there have been little changes.

4.0 PARAMETERS

4.1 The photographic survey was conducted using digital photography. This building recording 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. The site survey took place on April 11th 2023 and the team consisted of Dr Paul Wilkinson (photography and building recording).

Dr Paul Wilkinson MCIfA., FRSA., Member IHBC



6. References

SWAT Archaeology 2023 *Specification for an Archaeological Building Recording at Snagbrook Farm, 115 Eyhorne Street, Hollingbourne, Kent*

SWAT Archaeology 2022 *Snagbrook Farm, 115-117 Eyhorne Street, Hollingbourne, Kent; Heritage Impact Assessment*

SWAT Archaeology 2022 *Specification for an Archaeological Watching Brief of Land at Snagbrook Farm, 115-117 Eyhorne Street, Hollingbourne, Kent*

Appendix 1 HISTORIC BUILDINGS SURVEY:

Summary Sheet

Property Name Snagbrook Farmhouse	Address 115 Eyhorne Street,	Building Name
Property/ Building Reference	OS Grid Reference TQ83883 54937	Surveyor/Date of Survey SWAT Archaeology 11.04.23
Category Residential	Original Use Residential	Current Use Residential
Date(s) of Construction The building dates from the Late Medieval period but rebuilt mid 19 th century with later extensions	Statutory Designation Grade II listed	HER Reference TQ 85 SW 257
Walling Materials Wall construction is brick	Roofing Materials Kent peg tiles	Flooring Materials Timber boarding

Description: The building is shown from architectural details to date from c.1500-1899	
Architectural/Historic Significance: The building is significant	Landscape Significance: Some significance
Notes/Qualifications Regarding Survey: The survey was undertaken whilst the building was empty but in residential use	
Additional Information Sources for this Building (s):	
Copies & CDs of this report held at: SWAT Archaeology, The Office, School Farm Oast, Faversham	

PLATES



Plate 1. View of front of house (looking NW)



Plate 2. View of front of house (looking north)



Plate 3. View of front porch (scale 1m)



Plate 4. View of NE rear extension (looking south)



Plate 5. View of NE rear extension (looking SW)



Plate 6. View of NE rear extension (looking SE)



Plate 7. View of NW rear extension (looking SE)

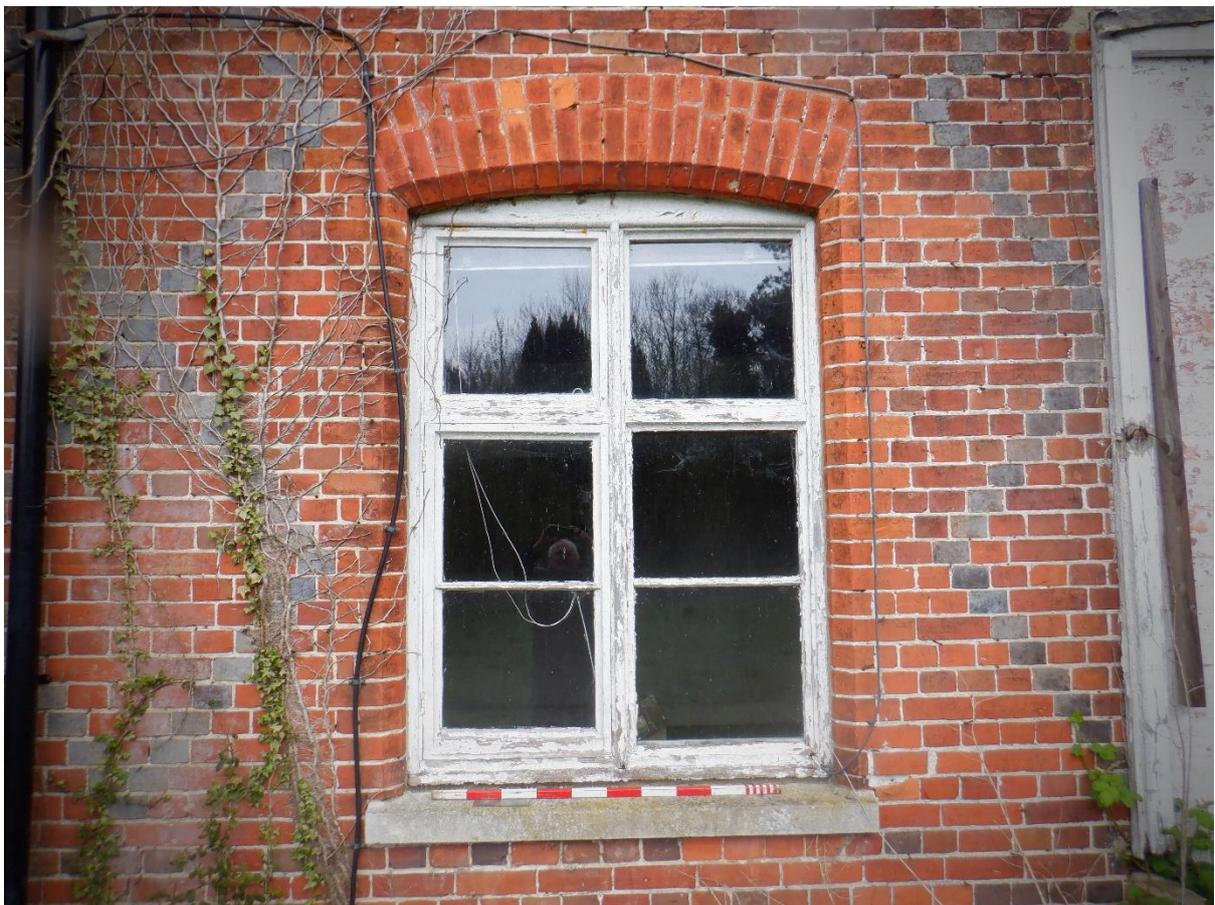


Plate 8. Detail of external wall and casement window (1m scale)



Plates, 9, 10. View of NE façade (looking SW) and (below) remains of NW extension





Plate 11. View of NE façade of building (looking NE)



Plate 12. Detail of timber framed extension on NE façade (1m scale)



Plate 13. View of timber framed two storey timber framed bay extension



Plate 14. Detail of NW hipped roof



Plate 15. Detail of SE façade with triple stack chimney



Plate 16. Interior view of two storey extension in Living Room (looking SW)



Plate 17. View of Kitchen



Plate 18. View of Kitchen



Plate 19. View of Laundry Room with copper boiler and chimney



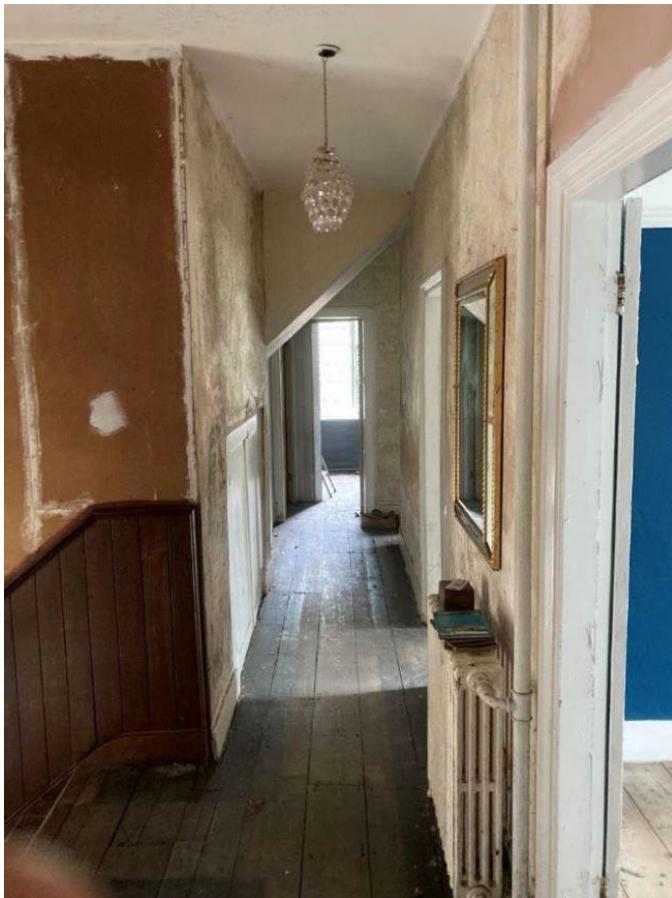
Plate 20. View of fireplace in Living Room



Plate 21. View of wall decoration in Living Room



Plate 22 and Plate 23. Views of Kitchen and toilet and first floor Hall (below)



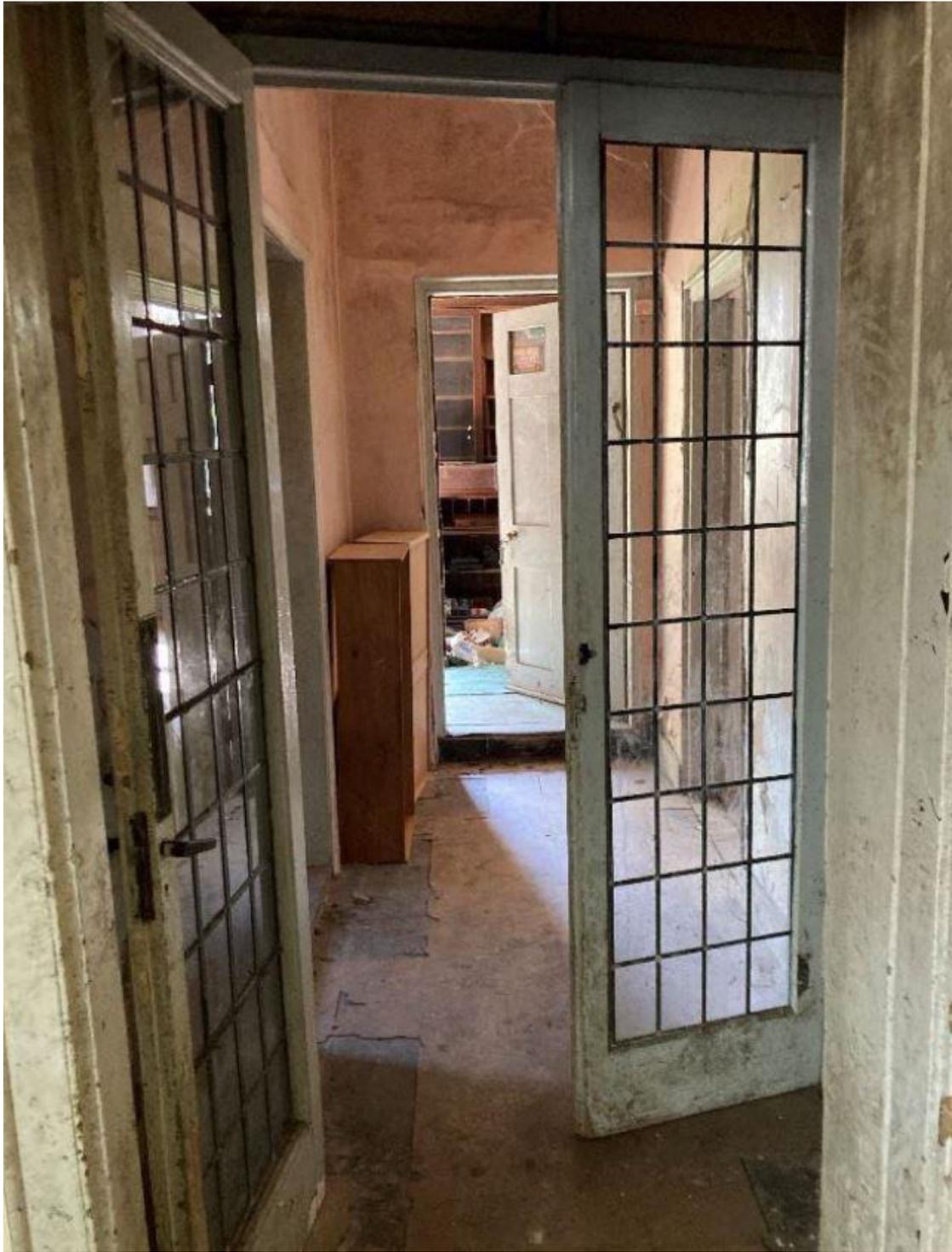


Plate 24. View of passage way leading to Pantry

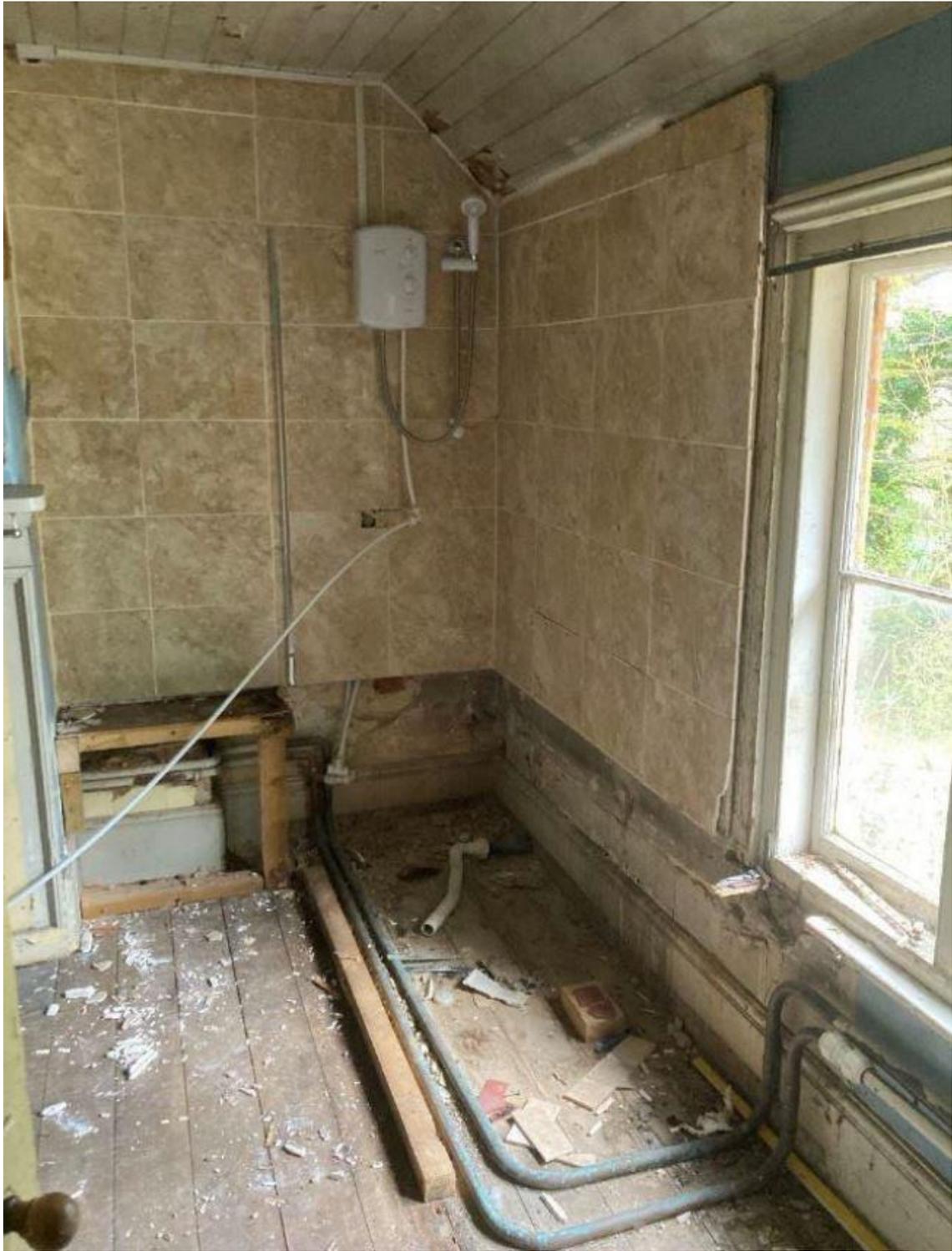


Plate 25. View of Bathroom



Plate 26. View of Study



Plate 27. View of Dining Room



Plate 28. View of Study



Plate 29. View of Bedroom



Plate 30. View of Outbuilding



Plates 31, 32. Dog-leg staircase





Plate 33. Exposed common rafter with painted graffiti '1832'



MAP 1. Andrews, Dury and Herbert map dated 1769



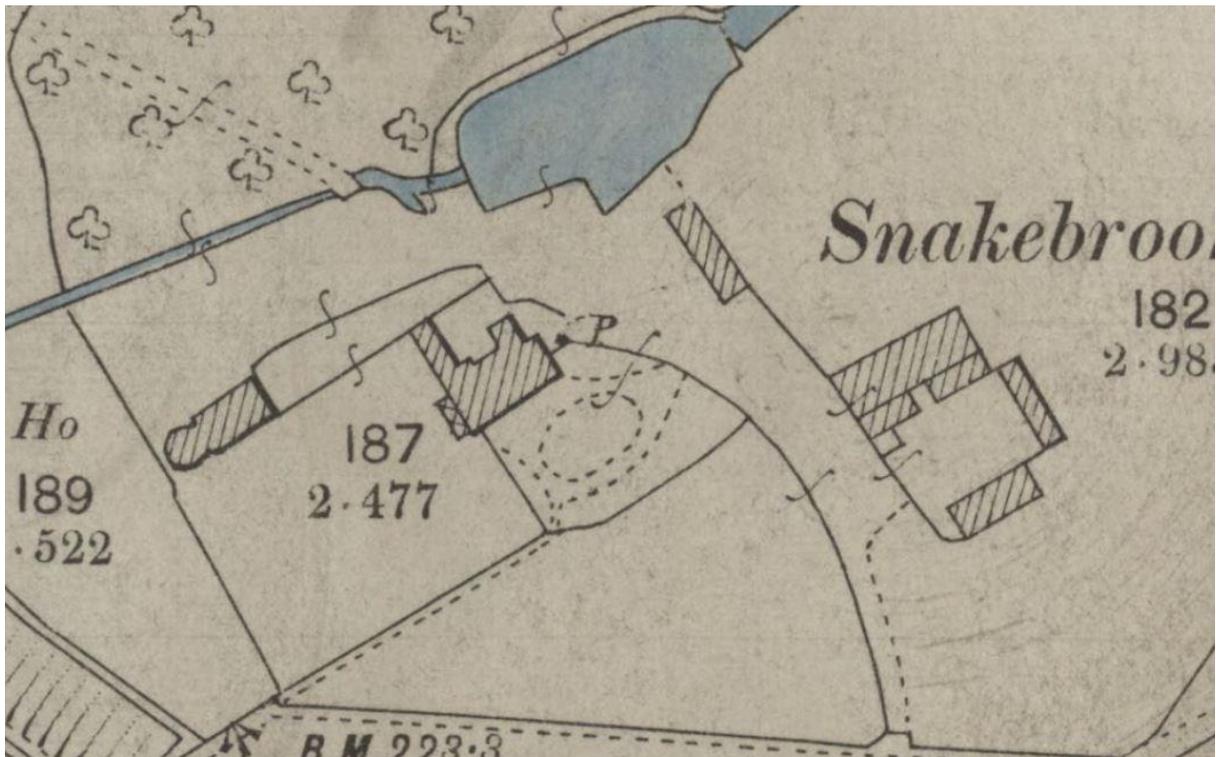
MAP 2. Ordnance Surveyors Drawing 1797



MAP 3. Tithe Map 1840



MAP 4. Ordnance Survey 1869



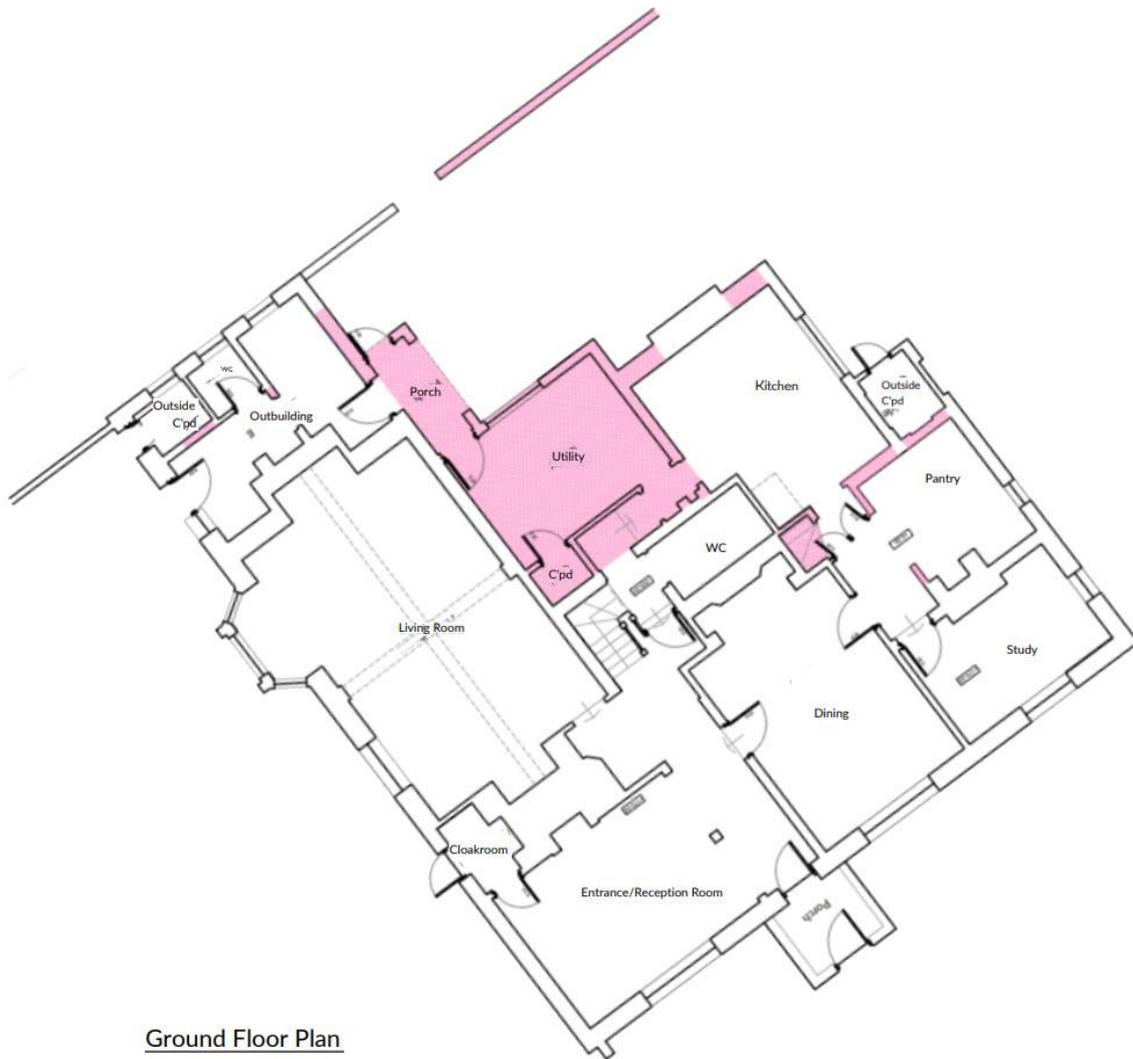
MAP 5. Ordnance Survey 1897



MAP 6. Ordnance Survey 1907



Figure 1. OS map of site



Ground Floor Plan

Figure 2. Ground floor plan



Figure 3. Phases of demolition and proposed build

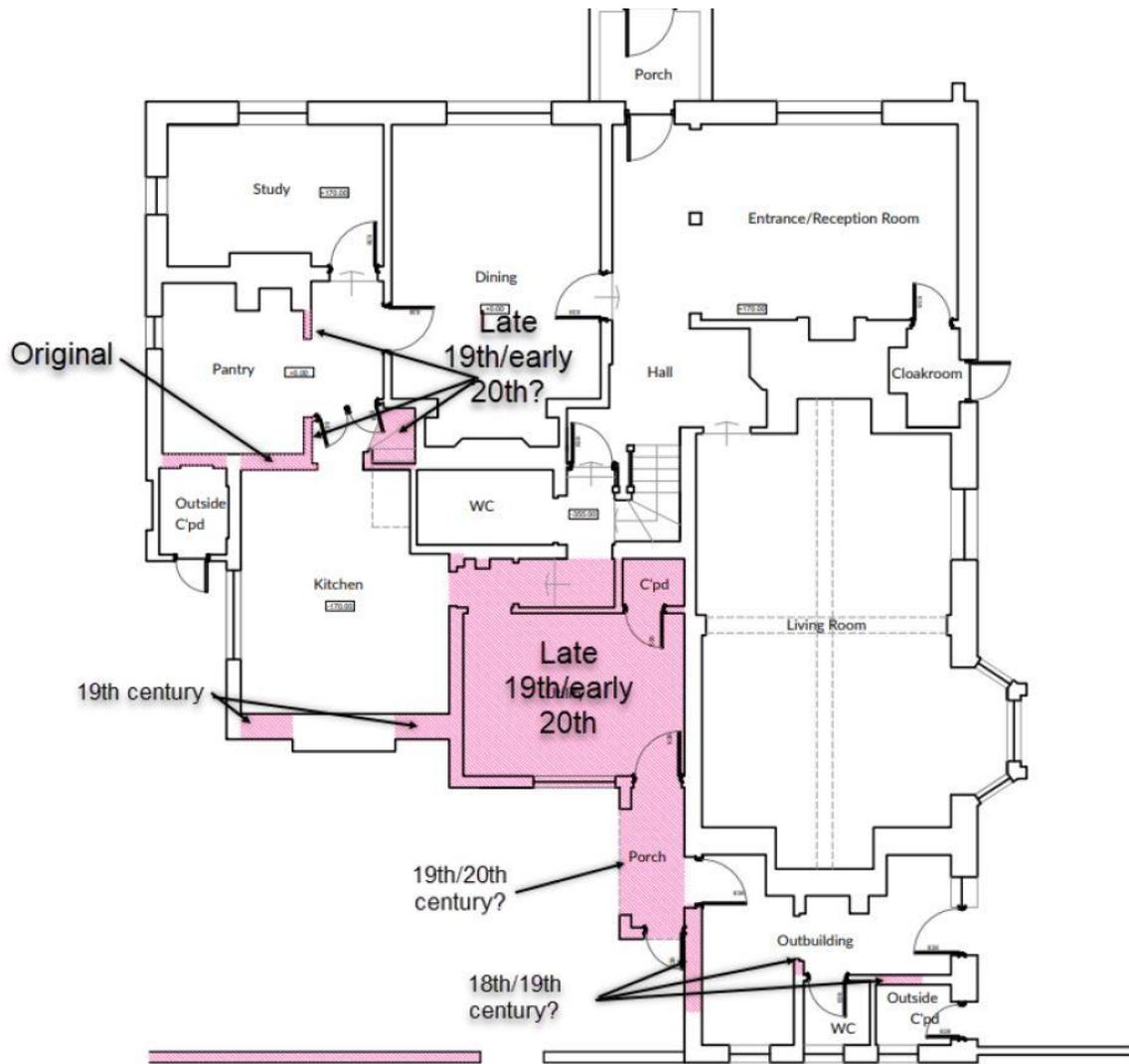


Figure 4. Ground floor- Historic phases of build