



Architectural Projects

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HERITAGE STATEMENT

PROPOSED ALTERATIONS & EXTENSIONS TO 'BLACK HORSE COTTAGE'
ROUND STREET COBHAM KENT DA13 9AY

INTRODUCTION

STATUTORY DECLARATIONS

HISTORIC /ARCHITECTURAL INTEREST OF THE ASSET

ARCHAEOLOGICAL SIGNIFICANCE

SIGNIFICANCE OF IMPACT OF PROPOSAL

CONCLUSION

April 2022

INTRODUCTION This statement is prepared in support of an application for Listed Building Consent for extensions to 'Black Horse Cottage' to provide additional accommodation for the applicant and family.

Details of the proposal are amplified on Dwgs No 22/C/1; 22/C/2; 22/C/3; 22/C/4 and; 22/C/5
[The existing Dining Room approx 4m x 2.4m is the proportion on which the proposed 'Family Hub' is based.]

At present the accommodations comprise on the ground floor primarily a Living Room, Dining Room and single storey Kitchen [which is also the principle entrance to the cottage]. There is no toilet accommodation on the ground floor. On the first floor are two Bedrooms and a Bathroom. There is a small cellar under the cottage. There is no formal planning history for the cottage as far as the applicant is aware other than preliminary enquiries some years ago .

Within the curtilage there is a small detached timber framed garage situated to the north of the cottage, on the western boundary, accessed from the forecourt and parking area with gated access from Round Street - a narrow lane.

STATUTORY DECLARATIONS: The cottage is Grade II listed in 1983, ID 356735 [copy on page 6 refers]. There is little formal recorded knowledge about the building although stated that it is possibly C15 the south end of a hall house with a jettied first floor, and rebuilt with large chimney C17.

The dwelling has no immediate neighbours either side only opposite side of Round Street

The dwelling is in the Green Belt and as far as the applicant is aware the site is not within ANOB [there is a large industrial type building, erected in recent years, to the north-west and visible from the curtilage of the cottage].

Allegedly, in the past, 'Black Horse Cottage' was an 'ale-house' but the applicant has no formal record of this claim.

HISTORIC/ARCHITECTURAL SIGNIFICANCE OF THE ASSET: The cottage consists of an Oak frame with exposed posts and beams throughout with gables and barn-hips to the roof. The original Oak frame is perhaps 15th century and the dwelling later extended in the 17th century according to the 'listing'.

The jettied first floor on the southern end suggests a 'Wealden' style Yeoman's dwelling typical in Kent in the 14th-16th century. The jetty on one end [Fig 1 page 7 refers] is not as common as typical Kentish 'Wealden' homes with a jetty on two end bays separated by a central bay [Fig 2 page 7 refers] There are good examples of 'Wealden' Hall houses in nearby neighborhoods e.g. Southfleet [Chapter Farm House]] and also in the village of Eynsford in Kent.

The original Oak framed building may have been roofed with local straw/thatch later replaced with clay peg-tiles when the building was extended in the 17th century.

It would appear that the eastern side fronting Round Street was extended the full length of the building under a 'Cat-slide'- roof to accommodate a large 'Inglenook' fireplace, a hallway and stairs and a main entrance on the ground floor southern end. An important feature of the side extension is the external wall which is constructed in 'Flemish Bond' fairface brickwork. This particular 'bond' first originated in this country around 1630 which suggests that the extension dates from this period at the earliest or perhaps a little later. In any event 'Flemish Bond' generally superseded traditional 'English Bond' in popularity over decades to the height of the Georgian period in the 18th century.

['English Bond' first used in this country around 1530 - a fine example is Hamton Court Palace which is constructed in 'English Bond'. This particular 'bond' continued in use for nearly 300 years.]

In 'Black Horse Cottage' the only sign of 'English Bond' is in the cellar where the flank wall to the original internal cellar steps is in 'English Bond' [photograph page 8 refers]. The earliest the cellar could have been constructed is around 1530 perhaps at the time the Oak frame was erected [or under the frame, if the frame was built earlier].

Generally the cellar walls are flint internally with some brickwork flanking the original internal steps in 'English bond' as stated above.

The cellar is currently well ventilated by ducts and also has heating and is very dry and used as a store room. [The original cellar steps are partly hidden under the timber floor of the present kitchen -a former Scullery - and inaccessible from the kitchen.] The original steps may have been protected from the elements by a small 'Outshot' which was later replaced by a 'Scullery' with brick walls under a tiled pitched roof. The Scullery may have been added at the same time as the side- aisle under the 'cat-slide roof', as the masonry is also in 'Flemish Bond' or it could have been added later.

The 'Scullery' would house a simple sink supplied with water from a well in the garden ; also a copper for hot water provided by a fire in the Scullery. [The copper remains in the family's ownership.] The main cooking would have been done in the 'Inglenook' in the adjacent living room.

When the side- aisle was likely added in the 17th century, and as mentioned, the southern end included a doorway as the front entrance to the cottage. This doorway was accessed from Round Street by a gate in the corner of the site onto the narrow road. The applicant recalls this gate but it later fell out of use with the passage of time and the principle access into the cottage is via the present Kitchen with direct access to parking facilities in the gated forecourt, which is convenient if not an ideal arrangement for visitors.

The main elevations of the cottage are black weatherboarding under a clay peg- tile roof Windows are timber joinery [20th century replacements, painted white]. There are imposing brick chimneys [or 'chimleys' - a Kentish word] to fireplaces on the eastern and western elevations.

The dwelling is within a curtilage of approx 1 acre [edged red on site plan] with other land adjoining within the applicant's ownership [edged blue on site plan].

ARCHAEOLOGICAL SIGNIFICANCE OF THE ASSET: The cottage is situated in Cobham in areas of habitation in North Kent associated with the Bronze age, Saxon, Roman, Norman and Middle ages.

The applicant has no knowledge of any finds within the curtilage of the site even when landscaping around the cottage during family ownership. However, it is acknowledged that there may be evidence of previous occupation on the site.

When Archaeology is considered likely the LPA usually require a 'watching brief' to be undertaken during preliminary excavations for foundations and drains etc. The 'watching brief' is normally undertaken by specialists e.g. KARU [Kent Archaeology Rescue Unit] or equal.

The applicant would accept a condition if 'listed building consent' is granted, for a 'watching brief' to be undertaken during the initial stages of the works if required by the LPA.

SIGNIFICANCE OF THE IMPACT OF THE PROPOSAL ON THE ASSET: The proposed works only affect the internal area of the existing single storey brick built extension that forms the current kitchen and main entrance to the dwelling from the car- parking area. Only the small present boiler house – a former WC- is to be demolished [photographs page 9 refer]. The present kitchen to be converted to a Hallway and adjacent Utility room [‘Boot Room’] and toilet. A small canopy is included over the entrance from the car park to protect the family and visitors during inclement weather. In the proposed Hallway a toughened glass panel to be inset in the floor to view the original cellar steps to complement the ‘listed’ asset.

It is not intended to undertake any work within the interior of the main dwelling which remains undisturbed. [Therefore photographs of the interior are not included in this statement.]

The proposed extensions comprise a single story timber framed bedroom under a pitched tiled roof and weather boarded elevations on the southern end of the cottage to provide a much needed 3rd bedroom. The bedroom to be accessed via the existing doorway [the original front door] off the inner hall. The roof is pitched to mirror the existing gable with barn-end hip and the roof line set down below the present cat- slide roof.

It is submitted that the scale and matching materials will complement the cottage and not impact the present jetty at first floor level any more than the earlier 17th century extension under the cat- slide roof.

On the west side of the cottage a single storey extension is proposed to form a new kitchen and breakfast room [family hub] with glazed corridor link to the present living room. The proposed kitchen extension is under a pitched peg-tile roof and the family hub with corridor link from the living room [which is undisturbed] is largely glazed under a lead [or zinc roof, less prone to theft] and a low profile rooflight. All roof details in accordance with the Lead Contractors Association or zinc roofing specialists. Generally the ‘Leadworkers Art’ cannot really be appreciated unless viewed from above [photograph of prime example of lead roofing – page 10 refers.] The ‘leaded or zinc’ flat roof to the proposed extension at ‘Black Horse Cottage’ would be visible and appreciated from the existing bathroom window on the first floor.

Generally finishes to external walls and roofing of the extensions to match existing as near as possible to complement the ‘listed’ asset.

It is respectfully submitted that the proposed work under this application does not impinge on the ‘listed’ asset within the main interior of the two storey asset which remain undisturbed.

Gravesham's Policy C13, limits extensions to dwellings in the Green Belt to a maximum of one third the gross floor area of the original dwelling [measured over external walls] as it existed in 1948. In this case the extensions meet the requirements of the Policy [see Design & Access Statement]. A separate planning application to be submitted to the LPA in due course to show compliance with Policy C13.

CONCLUSION The proposed extensions are required to meet the family's need. The applicant's family must move from their present home shortly, under a compulsory purchase order by 'Highways England'. 'Black Horse Cottage' has been in ownership of the family for many years and the applicant wishes to continue to live in Kent where the family have lived and worked all these years.

It is submitted that the proposals are in keeping with the architectural merit of the 'listed' asset. The cottage has developed over the years from the 15th century and undergone alterations and extensions as part of the asset's heritage, and it is respectfully submitted that the proposals contained in this application is another chapter in the continuing development of 'Black Horse Cottage' – a family home of charm and distinction.

It is submitted that these proposals will have little impact on the 'listed' asset and not harm the character of the neighbourhood or Green Belt and the LPA's approval of these proposals would be greatly appreciated by the applicant and family.

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DESCRIPTION: Blackhorse Cottage

LOCATION: Round Street, Cobham, Kent DA13 9AY

GRADE: II

LOCALITY:

DATE LISTED: 26 July 1983

LOCAL AUTHORITY: Gravesham Borough Council

ENGLISH HERITAGE BUILDING ID: 356735

COUNTY:

OS GRID REFERENCE: TQ6545668564

COUNTRY:

OS GRID COORDINATES: 565456, 168564

POSTCODE: DA13 9AY

LATITUDE/LONGITUDE: 51.3920, 0.3767

Incorrect location/postcode?

Explore more of the area around

TQ 66 NE COBHAM ROUND STREET

5/9

Blackhorse Cottage

II

C15 timber-framed south end of hall house. Remainder rebuilt C17 with large chimney.
South wall weatherboarded and jettied on large joists. Tiled hipped roof.

AdChoices

Listing NGR: TQ6545668564

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Source: English Heritage

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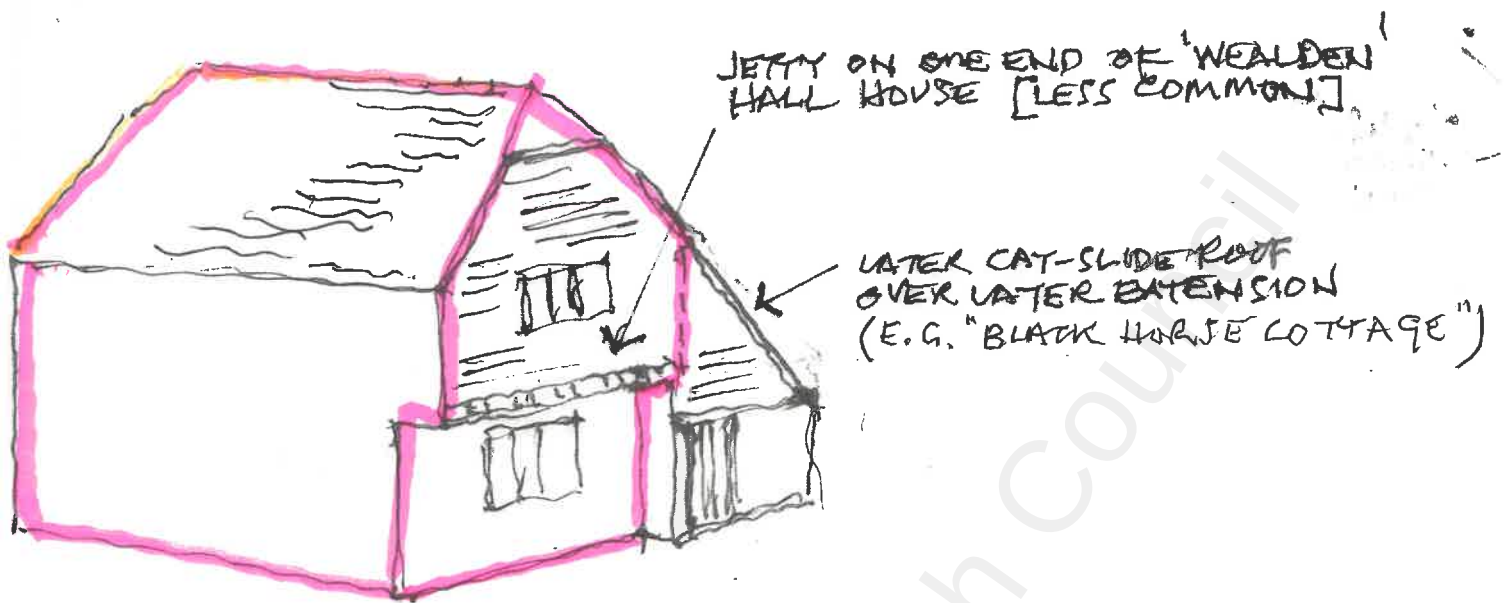


FIG 1

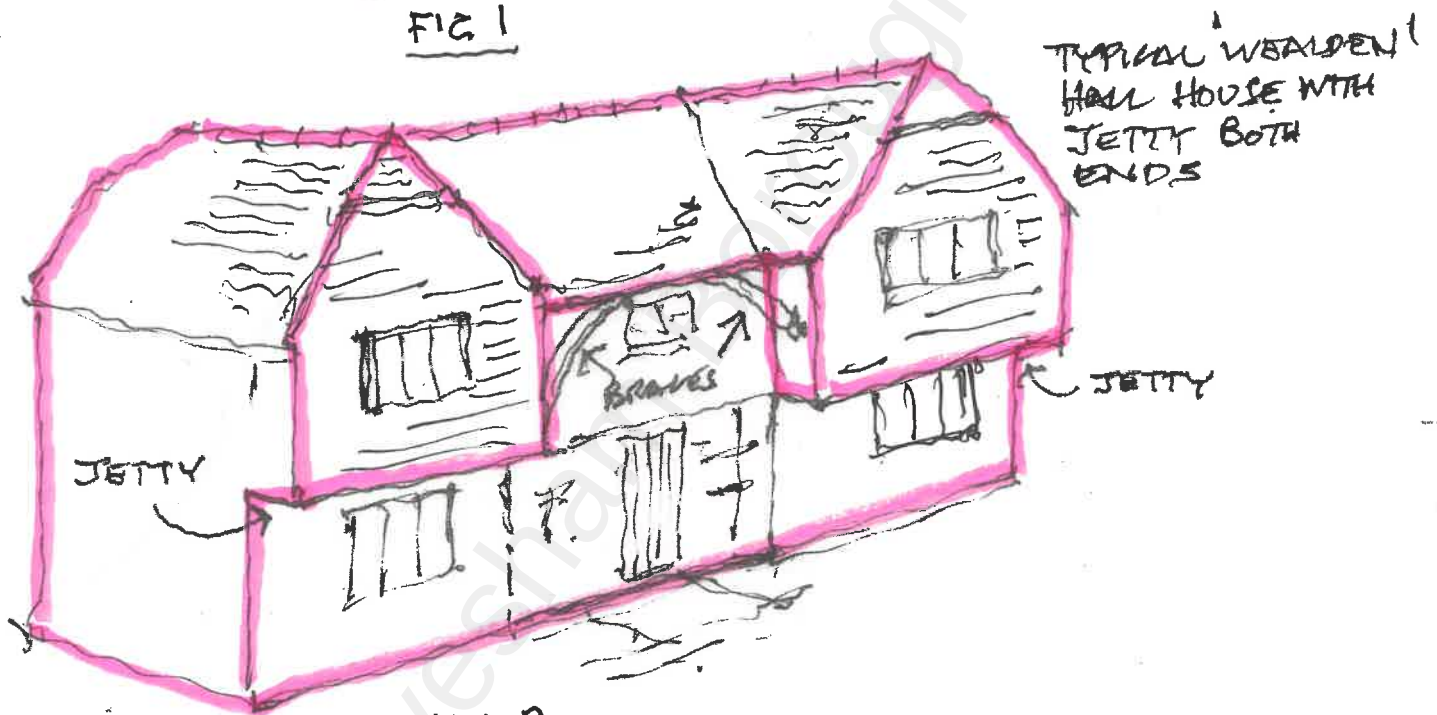


FIG 2

OUTLINE SKETCHES OF 'WEALDEN' HALL HOUSES COMMON TO KENT.
[FOR GUIDANCE ONLY]



"JETTY"

FORMER
ENTRANCE
(NOT USED
FOR DECADES)

SOUTH EAST
ELEVATION



BRICKWORK
IN
"ENGLISH
BOND"

ORIGINAL CELLAR STEPS
[INTERNAL VIEW]



BOILER HOUSE
(FORMER WC)
TO BE
DEMOLISHED.

NOTE: BRICKWORK
"FLEMISH BOND"
TO KITCHEN
EXTENSION

NORTH WEST
ELEVATION



MAIN ENTRANCE
AND KITCHEN

BOILER HOUSE
(FORMER WC)
TO BE
DEMOLISHED



SOUTH WEST
ELEVATION



EXAMPLES OF "LEADWORKERS ART"

