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East Court Manor
Church Lane, Chalk DA12 2NL

Heritage Statement

1.00 Introduction:

- 1.01 East Court Manor (formerly East Court Farmhouse) is located on the East side of Church Lane approximately 200m before its junction with Lower Higham Road.
- 1.02 The house is two storeys tall constructed in brick beneath a substantial pitched and hipped tiled roof.
- 1.03 The house was Listed Grade II on the 23rd of January 1952. The List Entry Number is: 1089045.

The Listing description reads as follows:

2. An L-shaped C18 farmhouse, 2 storeys red brick. 3 windows facing west and 3 windows facing south. Hipped tiled roof with coved wooden cornice. Ground floor windows are 3-light sashes and have cambered heads. Unusual doorcase with pilasters, moulded surround set in the centre of these, projecting cornice over, rectangular fanlight and door of 6 moulded and fielded panels.

- 1.04 Planning Permission (Ref: 20230321) and Listed Building Consent (Ref: 20230322), for works to East Court Manor, were Granted on the 14th of June 2023.

The works approved by the above applications is currently being implemented. The Planning Permission included a pair of gates to the North drive to Church Lane illustrated by drawing ECM/0123/07.

- 1.05 This Heritage Statement is to accompany an application for Planning Permission for vehicular entrance gates to the South drive accessed from Church Lane and should be read in conjunction with drawing ECM/0424/01 Rev.B.

2.00 Building Assessment:

- 2.01 The principal, West elevation, faces Church Lane and is a symmetrical composition with a central doorcase flanked by sash windows fitted with margin lights. At first floor level three further sash windows are centred on the ground floor openings. A more or less central chimney stack punctuates the roof.

- 2.02 The South elevation is also visible from the lane and whilst this too is symmetrical (with the exception of a less visible addition to the rear) it is more informal and is gabled, rather than hipped at its far end.
- 2.03 The remaining elevations are not visible from the road. The North elevation faces a secluded garden and is similar to the South elevation albeit less symmetrical and fitted with three dormer windows.
- 2.04 The rear (East) elevation is somewhat haphazard; it was never symmetrical and it has also received two extensions – one a small two storey ‘block’ and the other a rather utilitarian single storey outhouse albeit of generous proportions. Both extensions probably date from the late nineteenth century.

The main feature of this elevation is the rather discordant asymmetry of the roof over the landing, presumably to achieve headroom over the staircase, which is weathered in slate in contrast to the more conventional, and steeply pitched, tiled roofs.

- 2.05 The house also has a cellar comprising of two rooms beneath the West frontage and illuminated by lightwells in the South and North elevations.

It is worth noting that the window in the South elevation retains its original frame complete with four pintles. The pintles confirm that the window would have been a leadlight and such windows would have been typical for a seventeenth century house.

- 2.06 Barns and outbuildings, once part of East Court Farm, are located in close proximity to the East. The barns are now in separate ownership but two parallel ranges of single storey outbuildings run away from the East elevation.
- 2.07 Internally, numerous exposed spine and other beams, with heavy chamfer and stop mouldings clearly indicate that East Court Manor has C17 origins. The presence of these beams suggest that the original house was ‘L’ shaped.
- 2.08 Most internal joinery appears to date from the early C19th and would be contemporary with the slate roof mentioned under the East elevation. There is a clear hierarchy in the joinery with a preponderance of six panel doors at ground floor level, four panel doors with bead flush and panel mouldings at first floor level and plain square edged panelled door and plank doors in the attic.
- 2.09 It is evident that there are multiple phases of work at East Court Manor: the original C17 house, extensive late Georgian remodelling and extension and late C19th additions to the rear.

3.00 The proposals:

- 3.01 The proposed works are for three sets of automated gates and alterations to the South entrance drive including speed humps.

3.02 The proposals arise as a consequence of anti-social behaviour (youths congregate in the dog-leg of the drive) and a desire to improve safety (my Clients have young children) on the access drive.

3.03 As with the approved proposals for the North drive, the South drive [outer] gate nearest Church Lane is set back 6m from the highway to provide a refuge for a vehicle awaiting access beyond the gate.

There are then two further sets of gates with a pair immediately after the first - these lead to the front drive running to the West of East Court Manor and extending to the previously approved gates to Church Lane.

The last [inner] gates secure the dog-leg between the South drive and the yard area to the rear of East Court Manor.

3.04 Both the front and inner gates match the design approved for the North gates. Additionally, sections of fencing fill the gaps between the inner gates and the existing brick walls.

The outer gate is a single leaf thereby avoiding a half leaf which would obstruct the access to the front drive. Given the weight of this gate, a steel stanchion will be required to resist the turning moment when the gate is hung. The stanchion would be concealed within a brick pier having a plinth (also brick) and a stone capping. A matching pier is provided to the opposite end of the gate. The gate is to also have a jockey wheel which will run on a radiused track. This will require a flat section of drive with no camber.

Intercom points are provided for visitors without access fobs.

3.05 Gate will be of timber construction with a painted finish.

3.06 Two speed humps are included in the South drive.

4.00 Conclusions:

4.01 The proposals are not detrimental to the setting or appearance of the house.