



Boughurst Farm
Leywood Road
Meopham
Gravesend
Kent
DA13 0UD

Historic Building
Record

June 2026

JAMES CLAGUE
ARCHITECTS

FOREWORD:

This document has been produced to supplement the Listed Building Consent application for works at Boughurst, Meopham, in order to assist in discharging condition 4 relating to LBC reference 20251250 for the recording of the historic building.

This document provides a record of the existing condition of the historic building, including the 19th century staircase, the timber stud wall subject to alteration, and any other affected historic fabric. This document is supplemented by the survey and proposal drawings.

Issue/ Revision	Date	Description
Draft	April 2026	Draft Issue
A	May 2026	Amendments
B	June 2026	Issue to planning

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Designation

Heritage Category: Listed Building

Grade: II

List Entry Number: 1350233

Date first listed: 21-Nov-1966

Statutory Address 1: Boughurst Farmhouse Leywood Road Luddesdown

C15 Wealden House. Ground floor brick faced. First floor tile-hung. Northern extension flint faced on ground floor. Hipped tiled roof with crown post. Modern casement windows. Central chimney stack with inglenooks. Massive moulded cross beam internally with carpenter's marks where timbers are framed into it.

Listing NGR: TQ6597563170

Although the designation states a Wealden core, the analysis within the Design and Access and Heritage Statement submitted to planning suggests it is in fact an end jetty hall-house.

The Building

The following is an extract from the previously submitted Design and Access and Heritage Statement:

The ground floor openings appear to have been extensively altered as evidenced by traces in the brickwork and now contain a mix of mid-late C20th traditional flush cottage style casements and Crittall style steel casements in softwood frames with four frames of circa C19th origin. A modern brick porch is positioned to the east. The original form has evidently been extended to the north, possibly by the extension at first floor level over a single storey lean-to.

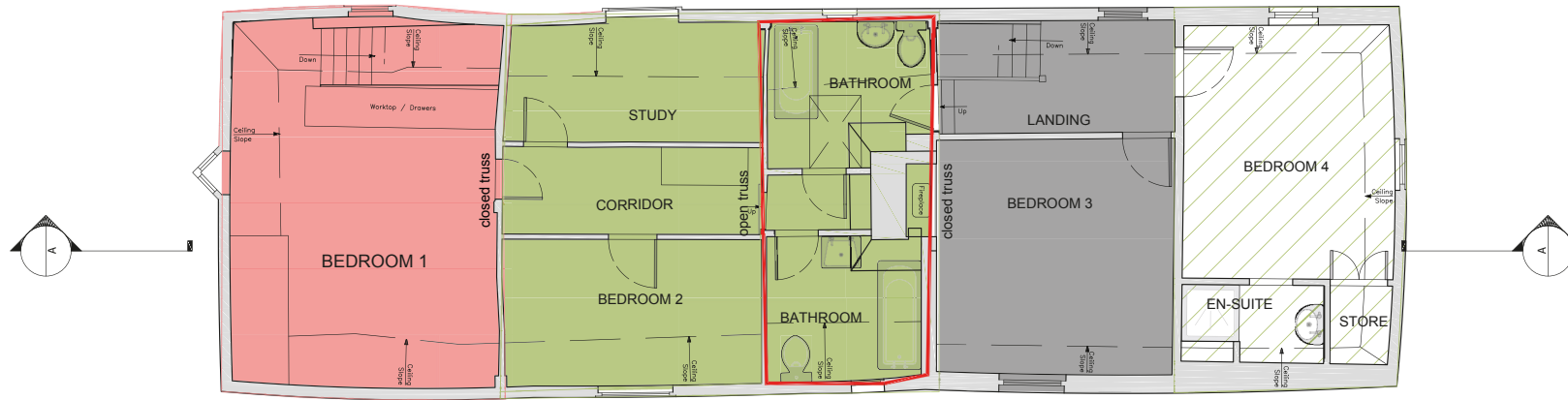
The list description describes the house as a C15th Wealden Hall-house, possibly due to the range being set under a single roof. The house does contain a crown post roof structure consistent with a C15th hall house origin, however, there is no evidence of a double post and flying wallplate to suggest it is a Wealden form with recessed central bay, and the floor joists to the end bays in fact run in the longitudinal direction suggesting the original form is more likely an end-jettied 4-bay hall house. The end wall frame in the dining room to the north (now extended by the 5th bay) is extant but the jetty is lost, presumably as a result of the addition of the end bay. The end wall to the south has been replaced in brick. There is no evidence of a dragon beam suggesting the property was jettied to the front.

The structural frame retains the crown post open truss to the two bay hall and the closed trusses and wall frames to the storeyed end bays. The high end, or solar, is located to the south as evidenced by the moulded dais rail with a single door leading to the (later) stair to the solar chamber. The brick fireplace and chimney stack has evidently been inserted in the former screens passage to the north but the brick ground floor wall now conceals evidence of original entrances. The current dining room appears to have been the former low, or service end, evidently subdivided into 2 services rooms with evidence of a partition in the form of mortices in the central floor joist. The former open hall has now been floored and ceiled, most likely in the C17th, and presumably around the time the central brick chimney was inserted into the former screens passage. The phasing diagram indicates the interpretation.

A wide stair is located in the south bay beyond a moulded doorhead, possibly in the original position although evidently a later addition. A second stair has been inserted beyond the fireplace and is most likely a C19th/early C20th addition contemporary to the first floor extension to the north bay. Please refer to the Design and Access and Heritage Statement submitted for planning for further information.

Phasing Diagram -plans

smoke bay/
half-floored
hall? and
inserted
chimney

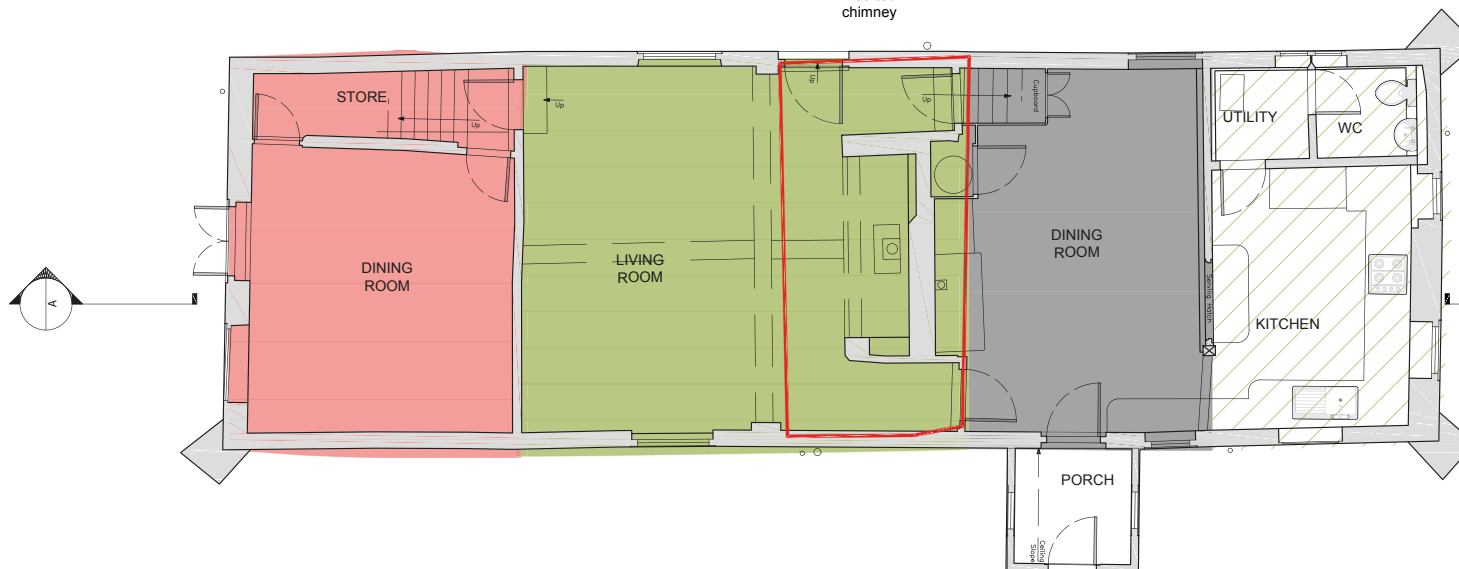


FIRST FLOOR PLAN

PHASING KEY:

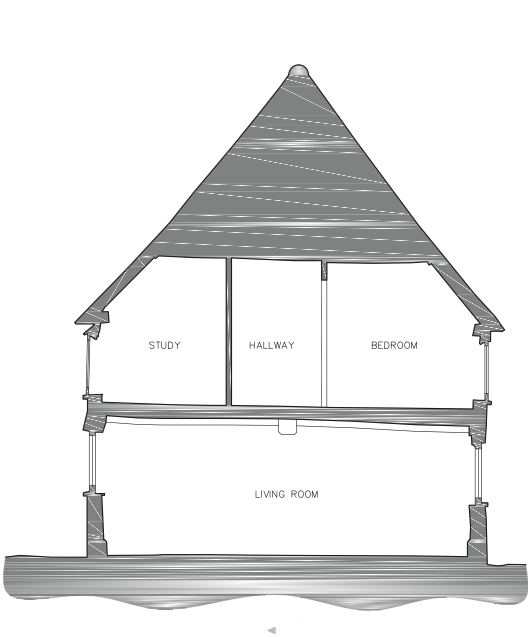
- c. C15th possible high end with later alterations
- c. C15th open hall/smoke bay with later alterations
- c. C15th possible low end with later alterations
- c. C18th with later alterations

smoke bay/
half-floored
hall? and
inserted
chimney



GROUND FLOOR PLAN

Phasing Diagram - long section

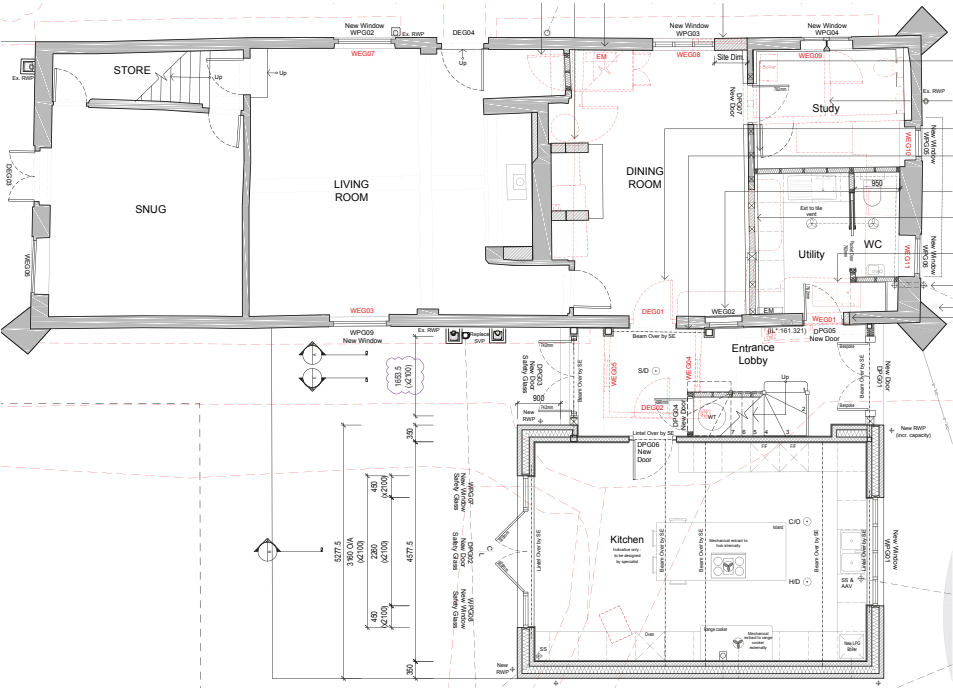


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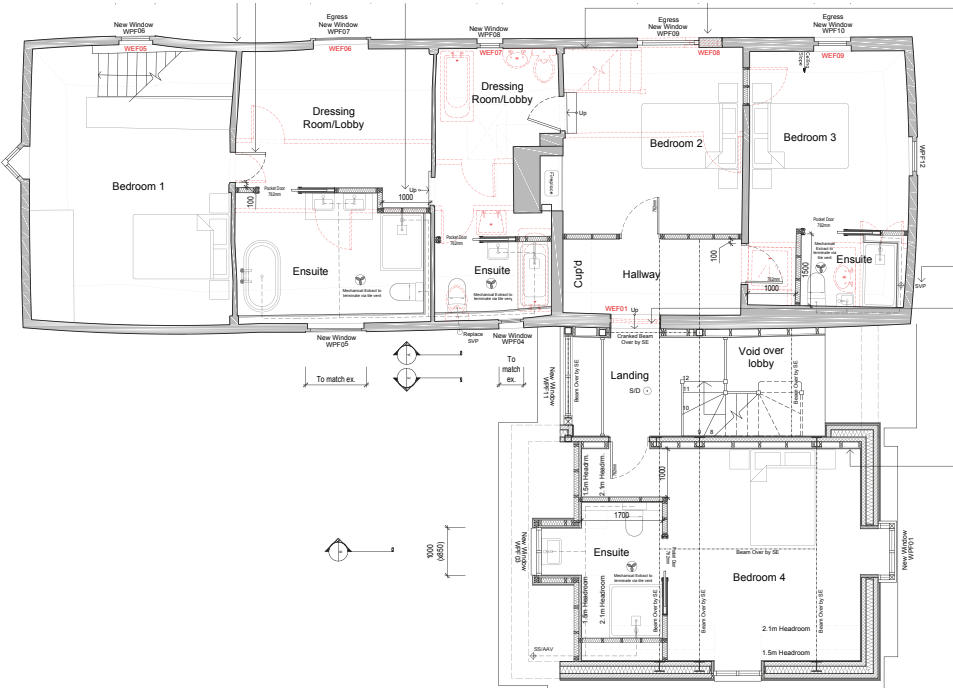
- c. C15th possible high end with later alterations
- c. C15th open hall/smoke bay with later alterations
- c. C15th possible low end with later alterations
- c. 18th with later alterations

Fig. 1 - Phasing diagram

Proposed floor plans



Proposed Ground Floor Plan



Proposed First Floor Plan

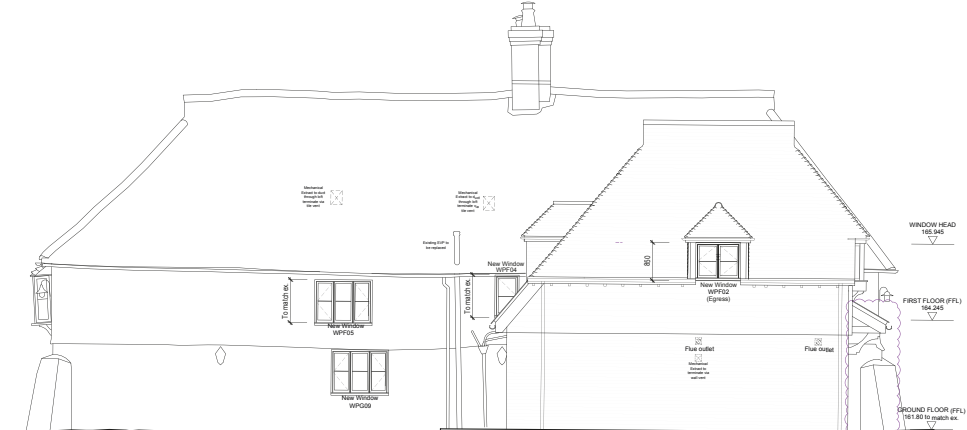
Proposed Elevations



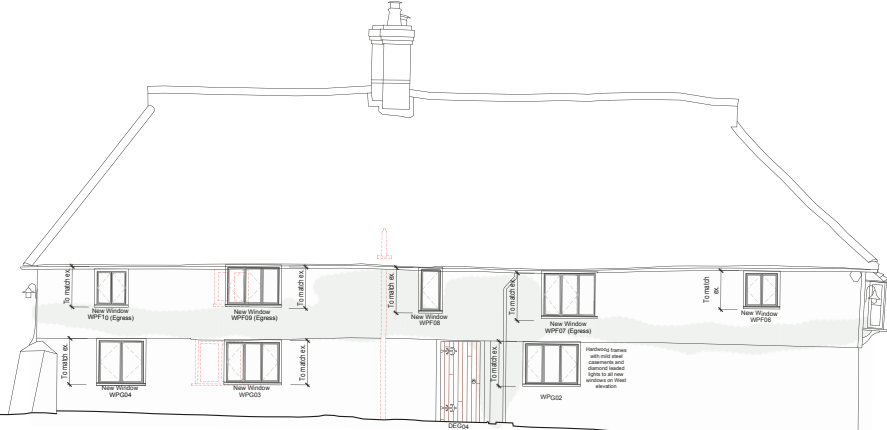
North Elevation



South Elevation



East Elevation



West Elevation

19th Century Staircase Record - Photographs



Inserted C19th stair and cupboard to be removed (dining room location)



Inserted C19th stair and cupboard to be removed (dining room location)



Inserted C19th stair and door to be removed (viewed from living room)



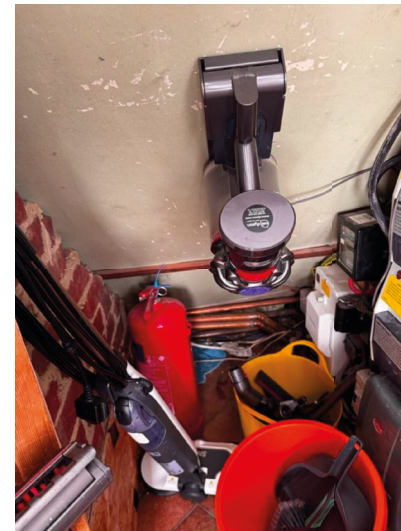
Beam above inserted C19th stair (photographed walking down to living room)



Inserted C19th stair and cupboard to be removed (dining room location)



Inserted C19th stair and cupboard to be removed (dining room location)

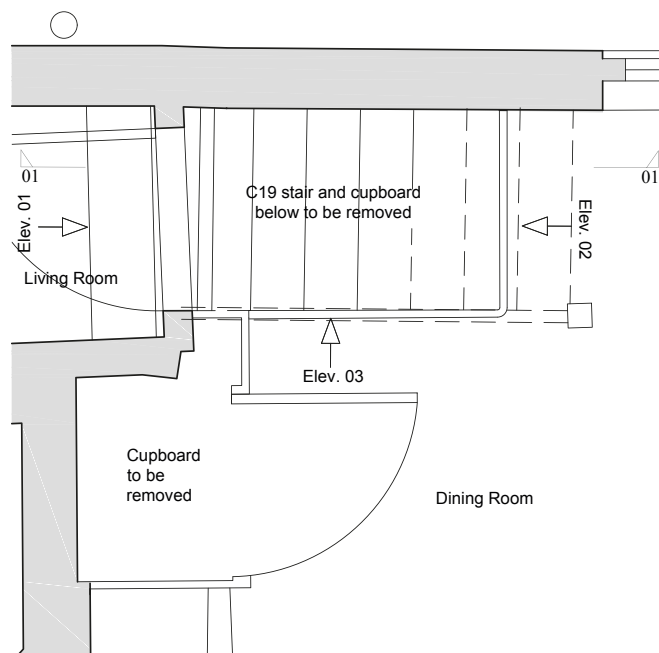
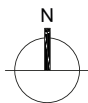


Underside of C19th stair to be removed (inside of cupboard)

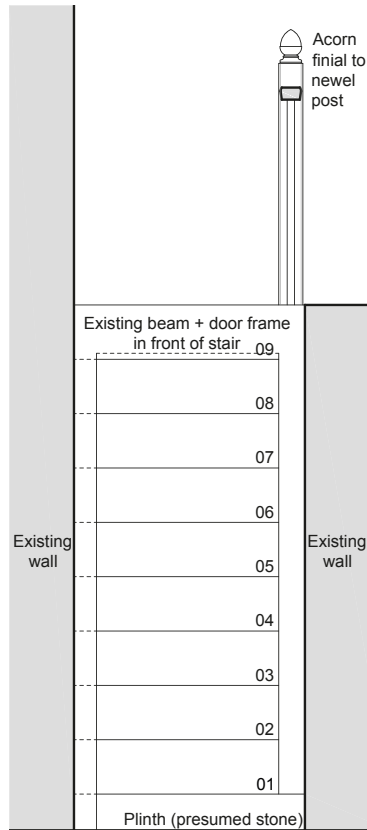


C19th stair and left side partition to be removed (first floor)

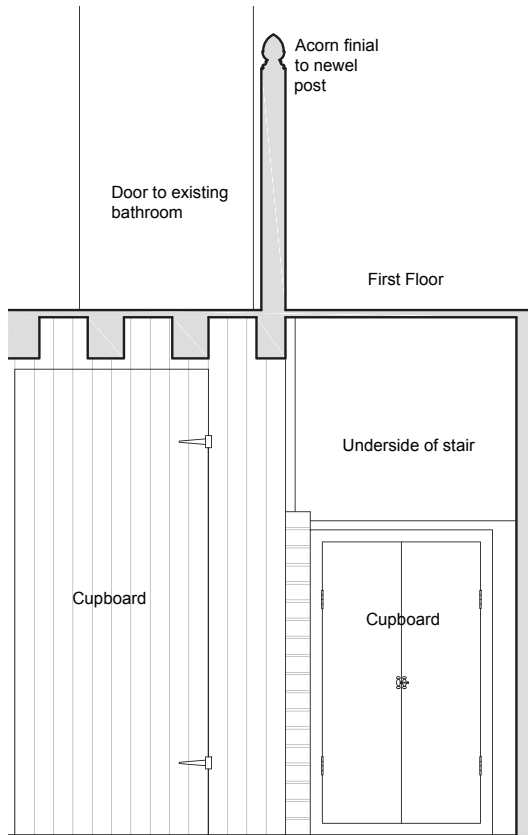
19th Century Staircase Record - Drawings



Existing C19 Staircase Plan

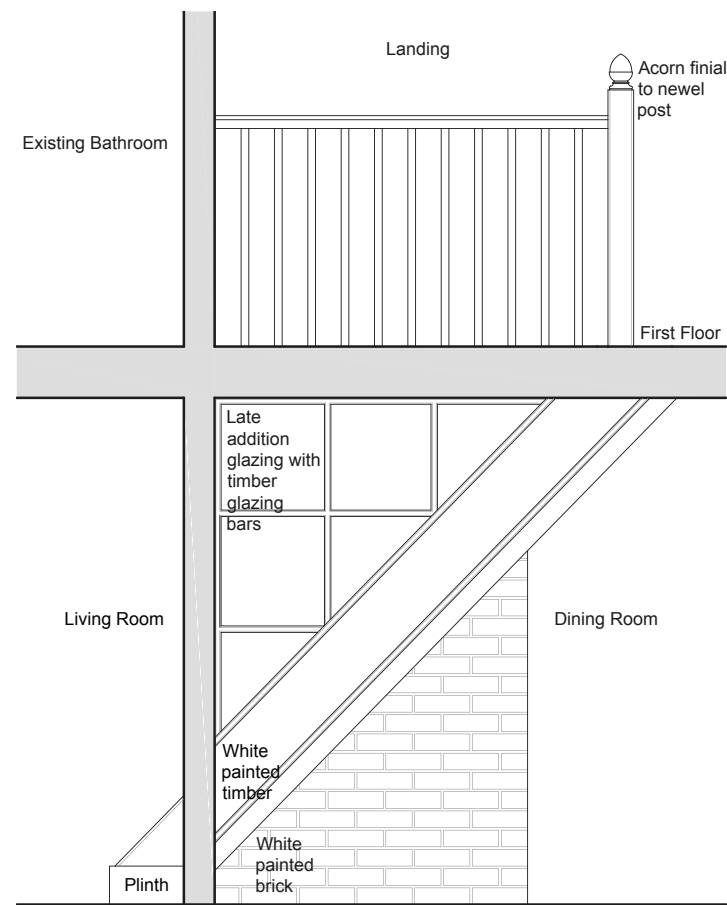


Existing C19 Staircase Front Interior Elevation
(Elev. 01)

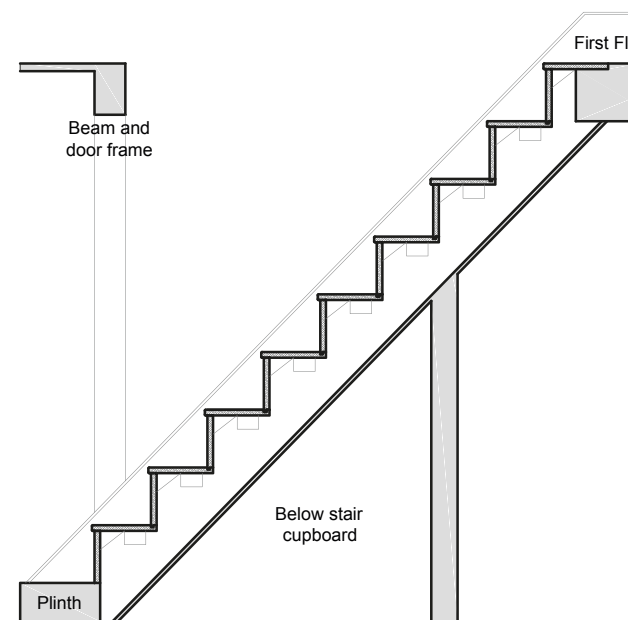


Existing C19 Staircase Rear Interior Elevation
(Elev. 02)

19th Century Staircase Record - Drawings



Existing C19 Side Interior Elevation
(Elev. 03)



Existing C19 Staircase Section
(Section 01)

Utility/Kitchen Partition Record - Photographs



Partition to be altered to create new door opening (from dining room)



Partition to be altered to create new door opening (from dining room)



Partition to be altered to create new door opening (from utility room)



Close up of partition dividing kitchen (viewed from kitchen)



Partition to be altered to create new door opening (from utility)



Partition to be altered to create new door opening (from dining room)

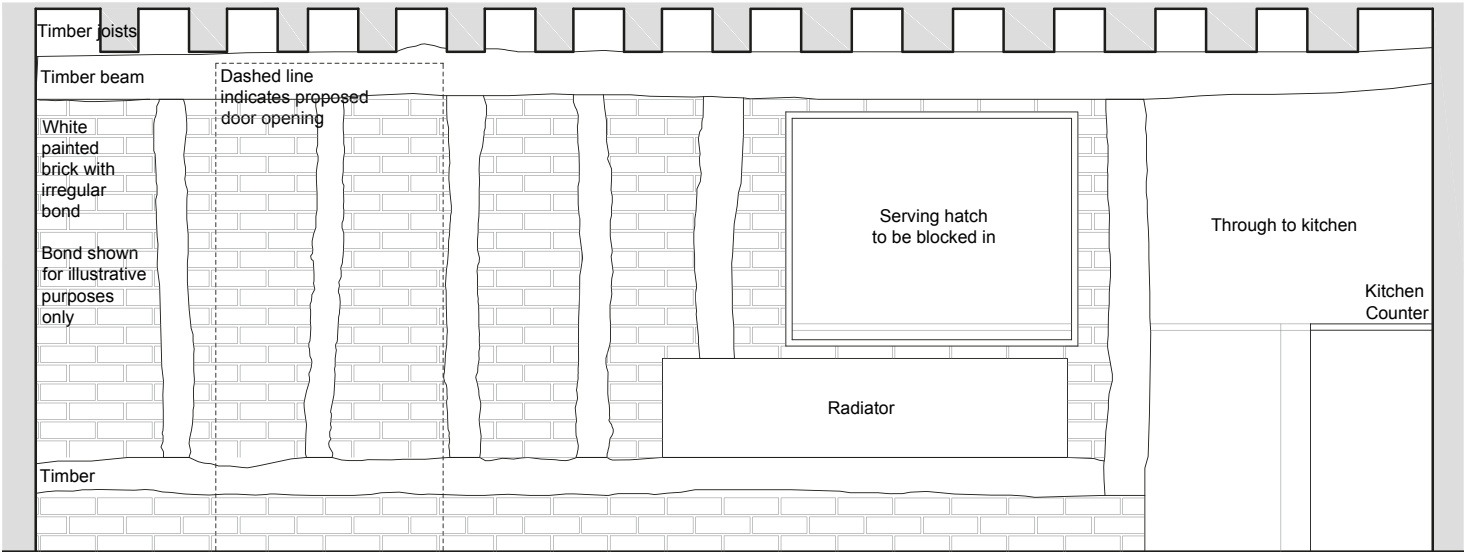


Partition dividing kitchen to be fully reinstated with infill (viewed from kitchen)



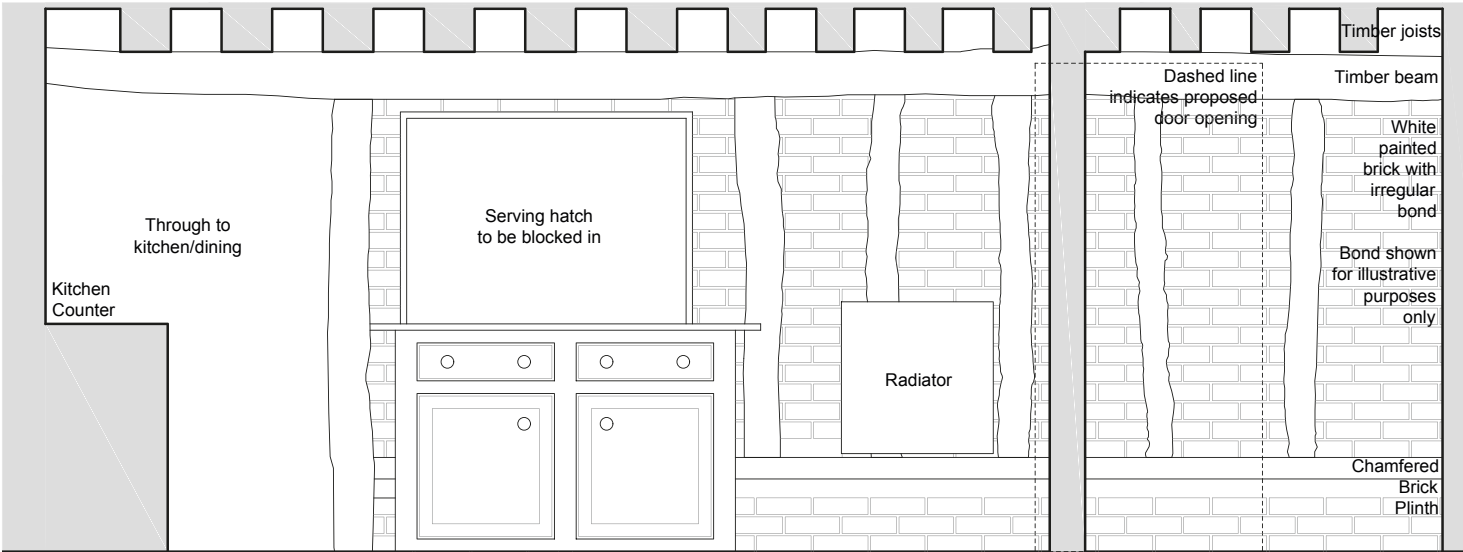
Partition dividing kitchen to be fully reinstated with infill (viewed from kitchen)

Utility/Kitchen Partition Record - Drawings



Existing Utility/Kitchen Partition Interior Elevation
(Elevation 04)

Utility/Kitchen Partition Record - Drawings



Existing Utility/Kitchen Partition Interior Elevation
(Elevation 05)



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