



# HISTORIC BUILDING ASSESSMENT OF THE DIRTY HABIT PUBLIC HOUSE, UPPER STREET, HOLLINGBOURNE, KENT

Date of report 10<sup>th</sup> March 2023

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Front cover: Google Earth Street View photograph of the site

## **1.0 INTRODUCTION**

In March 2023 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building assessment of the public house called the 'Dirty Habit' in Upper Street, Hollingbourne in Kent (Figures 1-2). The building is presently unoccupied and fire damaged and is about to undergo part demolition and/or rebuild.

Following the damage by fire and before the demolition/development of the site the County Archaeologist is requiring that a programme of building assessment be undertaken in advance of any site works.

### **1.1 The building assessment has been conducted in one phase:**

Phase 1: Building assessment of the public house as existing to Level 2 (Plates 1-15).

This survey work and specification was carried out in accordance with a Level 2-3 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 descriptive report of the fire damage and advisory on the areas of structure recommended for demolition and rebuild and the report is accompanied by digital images and annotated plans as appropriate.

The recording and assessment of this heritage asset 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.

Levels 2-3 is an analytical record, and will comprise an introductory description followed by a systematic account of the buildings origins, development and use including provided measured plans.

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 site and importance of areas of historic development.

In summary the report consists of a Level 2-3 descriptive report of the building accompanied by digital photographs and annotated measured plan.

## **2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND**

### **2.1 The development site**

The site is located in the Parish of Hollingbourne and the PDA (Proposed Development Area) comprise a fire damaged main building and additional buildings and car park to the rear of the premises (Figures 1, 2. Plates 1-15).

2.2 The site was shown to be occupied by the existing buildings in the north at the time of the earliest inspected historical map dated 1799. The site appears to have remained largely unchanged to the 21<sup>st</sup> century but with a SE extension to the rear of the site.

2.3 The geology of the site according to the British Geological Survey is West Melbury Marly Chalk Formation. Superficial Deposits are recorded as Head- Clay, Silt, Sand and Gravel. The NGR to centre of site is NGR 584482 155351 and the OD height is about 97-98m aOD.

2.4 The building is Grade II Listed: HOLLINGBOURNE UPPER STREET TQ 85 NW (East side)

1/177 The Pilgrims Rest Inn 26.4.68 [formerly listed as the King's Head Inn].

GV II Inn. Early C18. Chequered red and grey brick. Plain tile roof. 2 storeys, attics and cellar on rendered plinth. Rendered plat band except to right end. Moulded wooden eaves cornice. Hipped roof. Brick ridge stack towards each end. 3 hipped dormers. Irregular fenestration of seven 12-pane sashes in open boxes. Ground floor windows with splayed

rubbed brick voussoirs. Brick relieving arch over inserted ground-floor window to right. 3 half-glazed doors; one towards centre with floating flat corniced hood and one towards each end, that to right up 2 steps. Initialled brick to right of central door dated 1726. Interior not inspected. Listing NGR: TQ8444355325

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

### **3.0 Setting**

The application site. The Dirty Habit, is a public house dating back to the 18th Century and located on the historic Pilgrims Way route. It is within the district of Maidstone Borough Council and within the Parish of Hollingbourne. The applicant seeks listed building consent to the partial demolition and reconstruction of the listed building following recent and significant fire damage.

### **2.3 Statutory Designation**

The building is Grade II Listed: The Pilgrims Rest Inn (TQ 85 NW 154).

### **2.4 Significance of the Building**

The significance of the building is that it illustrates the progression of same site inns to supply the needs of travellers and pilgrims on the adjacent Pilgrims Way.

### **2.5 Historic Background**

2.5.1 The c.1767 map by Andrews and Dury show the building and the adjacent property to the south and also an extension to the building extension to the SE (MAP 1).

2.5.2 The Ordnance Surveyors Drawings of c.1799 show the building with some clarity with the building coloured red and the SE extension is no longer apparent (MAP 2).

2.5.3 The Tithe map of 1842 shows the building – red arrow (MAP 3). The owners in 1842 were Thomas Richard Esq and Sage William.

2.5.4 The Historical OS map of 1865 shows the building now called the ‘King’s Head Inn’ (MAP 3).

2.5.5 The Historical OS map of 1895 shows the building now called 'Inn P' and a rear extension to the SE (MAP 4).

2.5.6 The Historical OS map of 1906 show the building now just called 'Inn' (MAP 5).

### 3. DESCRIPTION OF THE BUILDING

**Protected Status:**Listed Building (II) 1203811: THE PILGRIMS REST INN

#### Full description

The following text is from the original listed building designation:

HOLLINGBOURNE UPPER STREET TQ 85 NW (East side)

1/177 The Pilgrims Rest Inn 26.4.68 [formerly listed as the King's Head Inn]

GV II

Inn. Early C18. Chequered red and grey brick. Plain tile roof. 2 storeys, attics and cellar on rendered plinth. Rendered plat band except to right end. Moulded wooden eaves cornice. Hipped roof. Brick ridge stack towards each end. 3 hipped dormers. Irregular fenestration of seven 12-pane sashes in open boxes. Ground floor windows with splayed rubbed brick voussoirs. Brick relieving arch over inserted ground-floor window to right. 3 half-glazed doors; one towards centre with floating flat corniced hood and one towards each end, that to right up 2 steps. Initialled brick to tight of central door dated 1726. Interior not inspected. Listing NGR: TQ8444355325

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

### 4. INTERIOR (Figures 1, 2 and Plates1-15)

4.1 The interior of the building is fire damaged and was unsafe to enter.

## 5.0 SITE SURVEY AND APPRAISAL

5.1 The basement was examined and the chalk sections are original bedrock and not loose infill. The cellar ceilings and ground floor beams are fire damaged and are a 19<sup>th</sup> century build with 19<sup>th</sup> century machined joists and reused earlier hand cut main beams (Plates 11, 12).

5.2 The brick walls of the cellars are red bricks of early 19<sup>th</sup> century date laid in a Flemish Bond with lime mortar (Plate 14).

5.3 The NE internal frontage walls are also of early 19<sup>th</sup> century date pierced with two late 19<sup>th</sup> century badly fire damaged sash windows and the internal ground floor walls finished with timber panelling constructed with plywood panels and dating no earlier than the mid 19<sup>th</sup> century (Plates 12-13).

5.4 It is planned to demolish the NE walls of which are of no historical significance and part of the frontage as are in a dangerous condition and this proposal is acceptable. However, the exterior bricks, both red and grey should be cleaned and retained and used if possible in the proposed cavity wall rebuild.

5.4 The internal timbers of the roof structure were examined and although there are earlier hand cut oak timber beams in the construct it was noted that in the roof build machined timber fillets had been used in the packing of the earlier roof beams dating the rebuild of the roof to the mid 19<sup>th</sup> century. However, if possible retain the hand wrought oak beams and once treated for woodworm replace in suitable locations. It seems the rear upper external wall was built with wattle and daub with the later 19<sup>th</sup> century adjacent cat slide roof and again preservation in situ would be a good option.

5.5 The photographic survey was conducted using digital photography

5.2 This 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.

5.3 The site survey took place on 9<sup>th</sup> March 2023 by Paul Wilkinson (photography and building recording).



Dr Paul Wilkinson PhD., MCIfA., FRSA, IHBC

## 6. References

English Heritage, 2016 *Understanding Historic Buildings: a guide to good recording practice.*

SWAT Archaeology 2023 *Historic Building Assessment at The Dirty Habit Public House, Upper Street, Hollingbourne, Kent*

SWAT Archaeology 2022 *Specification for an Archaeological Building Recording at The Dirty Habit Public House, Upper Street, Hollingbourne, Kent*

### Appendix 1 HISTORIC BUILDINGS SURVEY:

#### Summary Sheet

<b>Property Name</b> The Dirty Habit	<b>Address</b> Upper Street,	Hollingbourne, Kent
<b>Property/ Building Reference</b>	<b>OS Grid Reference</b> 584482 155351	<b>Surveyor/Date of Survey</b> SWAT Archaeology
<b>Category</b> Public building	<b>Original Use</b> Public House	<b>Current Use</b> Restaurant/public house



<b>Date(s) of Construction</b>  The building dates from early 18 <sup>th</sup> century	<b>Statutory Designation</b>  Grade II Listed	<b>HER Reference</b>  TQ 85 NW 154
<b>Walling Materials</b>  Wall construction is brick	<b>Roofing Materials</b>  Clay tiles	<b>Flooring Materials</b>  Timber boarding
<b>Description:</b>  GV II Inn. Early C18. Chequered red and grey brick. Plain tile roof. 2 storeys, attics and cellar on rendered plinth. Rendered plat band except to right end. Moulded wooden eaves cornice. Hipped roof. Brick ridge stack towards each end. 3 hipped dormers. Irregular fenestration of seven 12-pane sashes in open boxes. Ground floor windows with splayed rubbed brick voussoirs. Brick relieving arch over inserted ground-floor window to right. 3 half-glazed doors; one towards centre with floating flat corniced hood and one towards each end, that to right up 2 steps. Initialled brick to tight of central door dated 1726. Interior not inspected. Listing NGR: TQ8444355325		
<b>Architectural/Historic Significance:</b>  The building is significant as part of Hollingbourne history		<b>Landscape Significance:</b>  No significance
<b>Notes/Qualifications Regarding Survey:</b>  The survey was undertaken whilst the building was derelict/fire damaged		
<b>Additional Information Sources for this Building (s):</b>		
<b>Copies &amp; CDs of this report held at:</b>  SWAT Archaeology, The Office, School Farm Oast, Faversham		

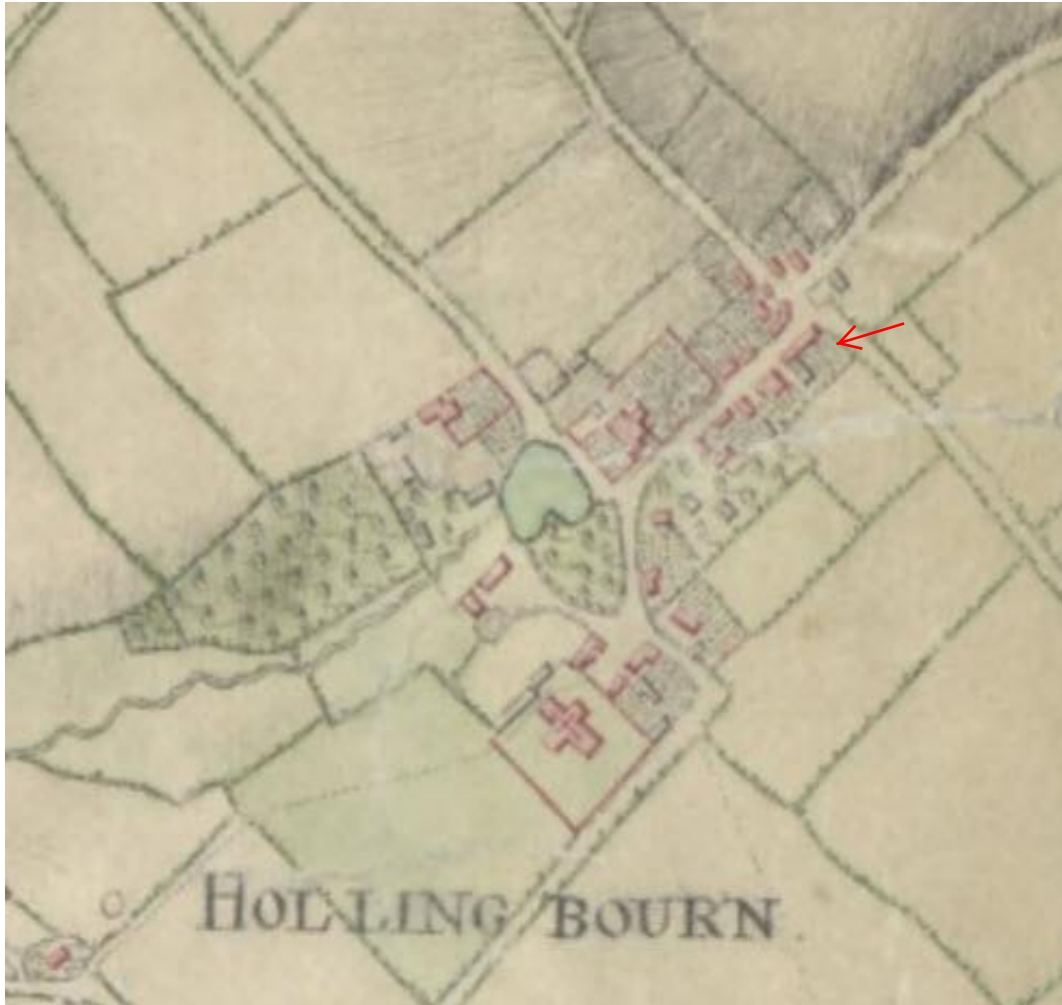
## Appendix 2. Digital Photography Register

Shot No.	Camera	Description
1	E	General historic view
2	N	General historic view
3	E	General historic view
4	N	General historic view
5	E	General view with fire damage
6	W	General view with fire damage

7	S	General view with fire damage
8	N	General view with fire damage
9	NW	Brick details
10	N	Interior view
11	SW	Interior view
12	E	Interior view
13	E	Interior view
14	N	Interior view
15	E	Interior view



MAP 1. Andrews Dury Drawing c.1767



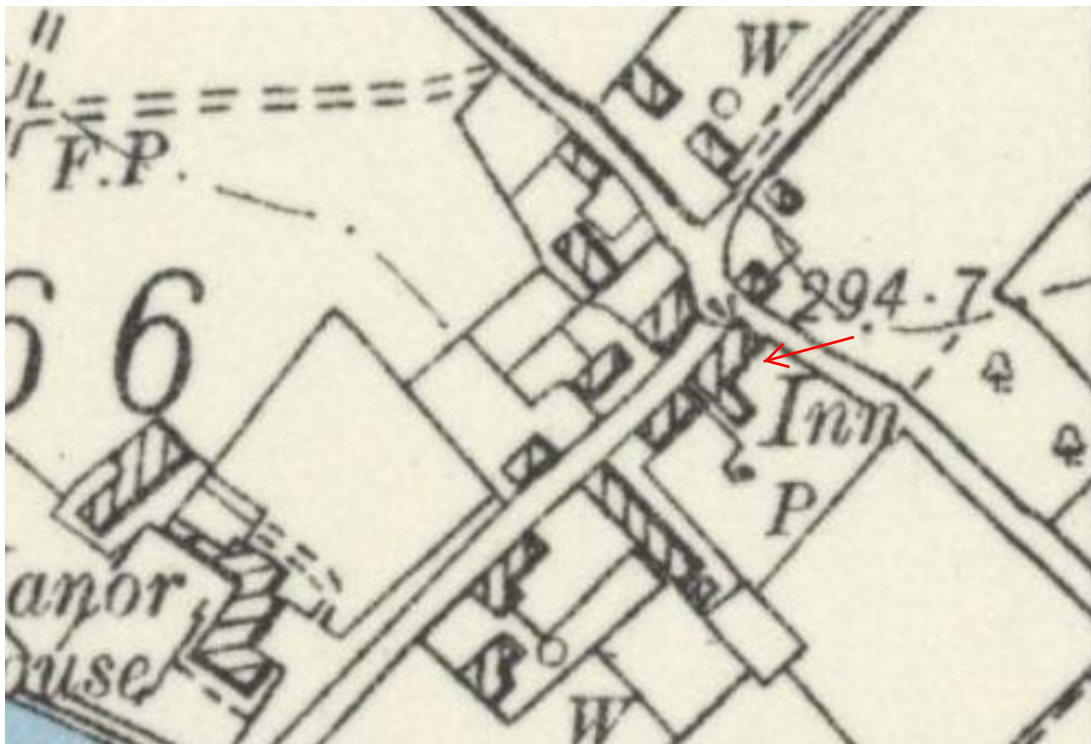
MAP 2. OSSD 1799



MAP 3. Tithe Map 1842



MAP 4. Historical OS map of 1865



MAP 5. Historical OS map of 1895



MAP 6. Historical OS map of 1905



Plate 1. Historic Photograph (undated)



Plate 2. Google Earth Street View 2022 (looking South)



Plate 3. Google Earth Street View 2022 (looking South)



Plate 4. Google Earth Street View 2022 (looking East)



Plate 5. Street View fire damage 2023 (looking South)





Plate 6. Street View 2023 (looking East)



Plate 7. Street View 2023 (looking South)



Plate 8. Street View 2023 (looking SSE)



Plate 9. Street View 2023 brick detail mostly Flemish Bond with overfired headers



Plate 10. Interior (looking north)



Plate 11. Interior (looking East)



Plate 12. Interior (looking North)



Plate 14. Interior (looking SW)



Plate 15. Interior (looking NNE)

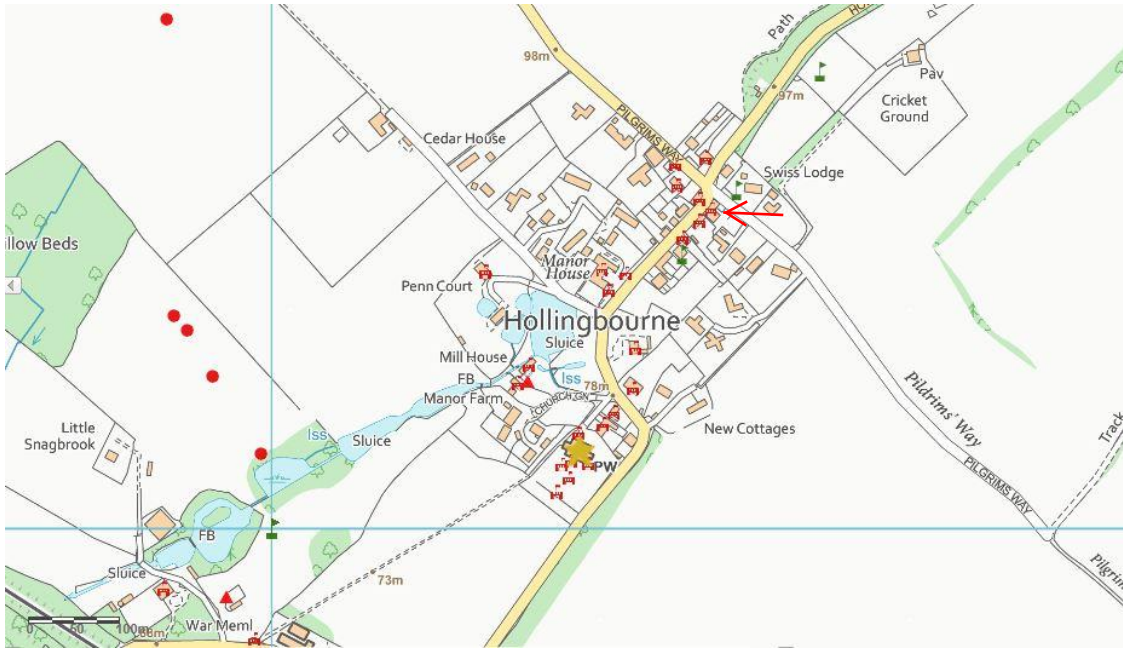


Figure 1. Site Location

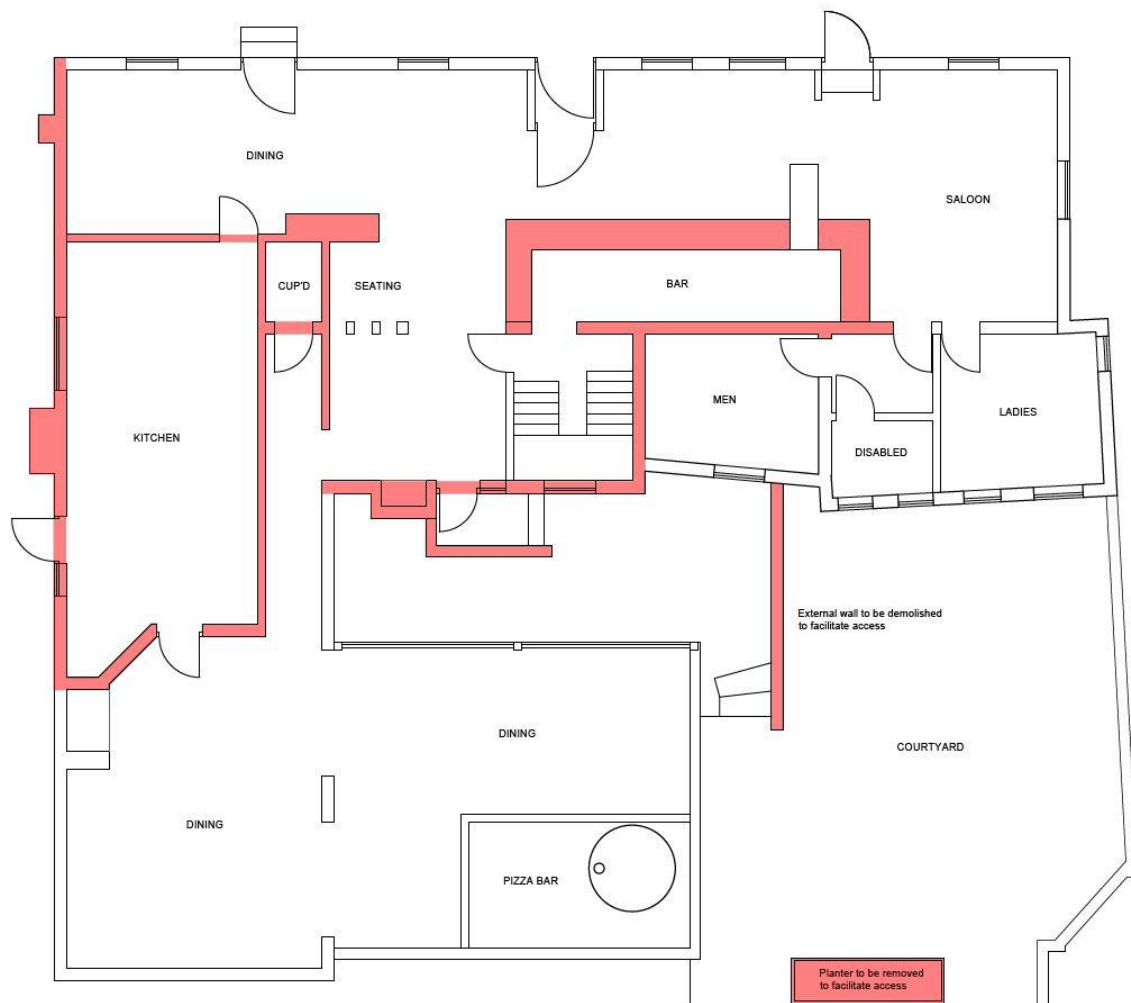


Figure 2. Ground floor