



## HISTORIC BUILDING RECORDING OF 23 TUFTON STREET, ASHFORD, KENT

1.0 INTRODUCTION.....	PAGE 3
2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND.....	PAGE 3
3.0 DESCRIPTION OF THE BUILDING.....	PAGE 5
4.0 INTERIOR.....	PAGE 7
5.0 DISCUSSION.....	PAGE 8
6.0 PARAMETERS.....	PAGE 9
7.0 REFERENCES.....	PAGE 9

Front cover: 1925 photograph of Tufton Street (looking north)

Appendix 1. Building description

Appendix 2. Digital photography list

Appendix 3. Cook Associates Building Record

Figure 1. Site Location

## 1.0 INTRODUCTION

1.1 In August 2019 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of the building which occupies the site at 23 Tufton Street, Ashford in Kent (Figure 1 & Plates 1-16). The building is presently unoccupied and derelict.

1.2 The building recording was carried out on 19<sup>th</sup> August 2019 in accordance with a Level 2 survey as detailed in the Historic England publication 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016). And *The Chartered Institute of Field Archaeologists Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2017) and the *KCC Historic Building Recording Requirements Part C*.

1.3 This is essentially a visual record. Historic England specifications suggest that written information should be to identify the building's location, age, type, materials, use and when and whom compiled the report.

General photographs of the exterior as well as any specific architectural or historic features (both internal and external) should be taken.

**1.4 In summary the work consists of a descriptive report accompanied by digital photographs.**

1.5 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.

1.6 A review of Historic OS mapping has been made (Map 1-8) and the Pevsner Architectural Guide (*Kent, North & North East 2013*) was consulted as was the National Heritage Register for England.

1.7 This report consists of a descriptive report accompanied by digital photographs and annotated plans.

## **2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND**

### **2.1 Location**

The Proposed Development Area (PDA) is located in Tufton Street which is one of the two principal roads that define the Ashford town centre (MAPS 1-8 and OS site plan Figure 1). The site is adjacent to listed buildings in Tufton Street and Church Yard Passage and is within the wider setting of St Mary's Church, a grade I listed monument, and the medieval street pattern centred on the High Street.

The listed buildings closest to the site are located at 21 Tufton Street, adjacent to the PDA, which forms a group with Numbers 3 to 8 Church Yard Passage. No. 3 is listed, and No's 4 to 8 are of local interest.

All the buildings facing the churchyard form a group, and many are listed, including 8-12 Church Yard and 13-18 Church Yard. No's 51 to 61 (odd), 61A, 63 to 67 (odd), 67A, 69 to 71 (odd), 75 High Street and the rear part of 75 form a group with all items in the churchyard.

The site lies within the Ashford Town Centre Conservation Area, which is a Designated Historic Asset. Section 72 of the Listed Buildings Act requires Local Planning Authorities to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The site is within the Town Centre Core and at paragraph 2.15 the Plan states:-

*This quarter is the historic heart of the town and includes the listed St Mary's Church, several additional listed buildings and a large Conservation Area. Some elements of the medieval street pattern remain in place and form a T-shaped axis from High Street.*

*St Mary's Church yard and the New Rents area, served by a network of alleyways and passageways. As is the case in most historic towns, there are numerous archaeological remains in the historic core of Ashford and therefore it will be necessary for an archaeological survey or watching brief to be carried out prior to or in conjunction with some developments.*



*This historic element richly enhances the town centre and provides a focal point for tourists visiting Ashford. The evolution of the centre has resulted in an integrated mix of substantial, modern, dense buildings, generally ranging from 3-5 storeys in height, with the original historic built form, usually ranging from 2-3 storeys and smaller building plots with narrow shop facades, Some of the modern building have detracted from the attractive historic character of the town centre and now impose uncharacteristic bulk in prominent locations, such as at the Mecca Bingo hall. Edinburgh Road Car Park and Charter House - the latter being particularly prominent from the countryside surrounding Ashford.*

*The gradient of this quarter gently slopes from north to south with the St Mary's Church remaining a key landmark in the town centre and a visual focus for the town from all approaches. In addition, the attractive and well used Memorial Gardens represents an important oasis of public open space, serving the wider town centre.*

The location is not known for its archaeological remains but the site is thought that a possible former workshop was located here (TR 04 SW 94). The HER entry reads:

HER Number: TR 04 SW 94

Type of Record; Monument

Name; Possible former workshop, 23 Tufton Street, Ashford

Summary

A single-storey 6 bay brick building of 19<sup>th</sup> century date is located at number 23 Tufton Street. This has been identified as a possible former industrial workshop with broad shallow arched windows on the alleyway side (west). The street front has a replacement facade and is now a church meeting hall. There is no trace of this marked on the Ordnance Survey 1<sup>st</sup> edition map of c.1861.

In 2015 the building and setting were reassessed as part of an application to demolish the existing buildings and redevelop the site which has been empty since 2013 and has fallen into disrepair.

## Monument Types

WORKSHOP (Post Medieval- 1540AD to 1900AD)

MEETING HALL (Religious Meeting Place-1901 to 2050AD)

To the south of the site post-medieval walls have been identified at 9-11 Tufton Street (TR 04 SW 116).

To the east of the site a probable workshop is located to the rear of 13 Tufton Street and just to the NNE is the parish church and churchyard of St Mary the Virgin (TR 04 SW 91).

## 2.2 Setting

The site comprises an agglomeration of 19th century interconnected single storey buildings with later alterations and add-ons.

The building was most recently owned and used by the Ashford Christian Fellowship, a local non-denominational church. This use began in about 1984 (Planning reference 84/01119/AS) and continued until July 2013 when the church moved from Tufton Street to the Centrepiece Church on Bank Street.

Prior to 1984, the building appears to have been in use as a car showroom.

The OS height on site is about 55m aOD and the Bedrock Geology is said to be by the British Geological Survey to be Sandgate Formation- Sandstone, Siltstone and Mudstone. Superficial Deposits are recorded as River Terrace deposits – Sand and Gravel.

## 2.3 Planning history

A planning application was submitted in February 2015 (reference 15/00160/AS) to demolish a building within a Conservation Area and redevelop the site with a three-storey structure, containing one retail unit, one office unit and nine residential units (flats and houses).

This application was withdrawn following receipt of a letter dated 2<sup>nd</sup> March 2015 from Katy Magnall, the Planning Case Officer at Ashford Borough Council.

The letter raised a number of heritage concerns mainly relating to height, bulk and scale within a sensitive and historic town centre site.

A later planning application was granted on the 2<sup>nd</sup> March 2018 (Application No: 17/01581/AS) for the:

Demolition of the existing buildings on site within the conservation area and the erection of 9 no. units comprising four no. 3 bed terraced houses and 5 flats.

Two Conditions of archaeological works were attached to Application No: 17/01581/AS and they are:

10 Prior to demolition the applicant, or their agents or successors in title, will secure the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

**Reason:** To ensure that historic building features are properly examined and recorded.

11 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that features of archaeological interest are properly examined and recorded.

Wendy Rogers Senior Archaeologist KCC responded to a request of clarity from the developer and wrote:

*Looking at the background on this site, I believe both conditions 10 and 11 require archaeological input.*

*Condition 10 requires a programme of archaeological building recording work to address the following: "There may also be some historic interest in the upstanding building if it retains any of the late 19<sup>th</sup> century workshop. It would be appropriate for the development to be preceded by a programme of*

*archaeological works, including an industrial buildings assessment. The HB Assessment provides baseline data on the historic development of this general area and refers to the Urban Town Survey data which is welcome. However, there is little detailed assessment of the current historic building. However a specialist record of this can be achieved post determination but prior to demolition.”*

*So to address condition 10, you will need to undertake a quick archaeological historic building survey.*

*Condition 11 requires a programme of archaeological fieldwork for buried remains and anything revealed during building works. This is to address the following: “In terms of archaeology, there may be remains associated with medieval or post medieval activity surviving on site. St Mary’s Church is considered to date from 13<sup>th</sup> century and may represent the early medieval settlement core as well as the foci of the medieval market town. The application site is within the area which would have been well utilised as the medieval town developed. In view of the size of this possible workshop and the presumed lack of Victorian basements, there is potential for archaeology to survive below ground. The HER suggests this site may have been a workshop and occupied by a large late 19<sup>th</sup> century workshop brick building.*

*To address condition 11, you will need to undertake a phase of trial trenching or test pits, subject to demolition works, followed by any detailed mitigation, subject to results of first phase test pits. Again this work should be in accordance with specifications agreed with us.*

*Both condition 10 and 11 require specialist archaeological contractors. Once you have appointed one, they can put together suitable site specific WSIs. I would be happy to provide the generic requirements on request and these generic requirements need to be attached to the site specific WSIs (dated 11/03/2019).*

## 2.4 Significance of the Building

The Kent Historic Towns Survey shows that the site lay beyond the extent of the built settlement in the 18<sup>th</sup> century. It was identified in the Historic Towns

Survey as being within an area of tenement plots linked to High Street properties.

No 23 Tufton Street is located within the centre of Ashford, on the fringe of its historic core. It is at the heart of the Ashford Town Centre Conservation Area. This location lends it significance in terms of understanding the historic development of the town. There is, however, no evidence that the site was developed with buildings until the expansion of Ashford in the 19<sup>th</sup> century, after the coming of the railway.

The 19<sup>th</sup> century buildings erected on site were utilitarian, built of basic materials, and most likely built to meet the needs of local trades and industry. They are now in a state of disrepair and dereliction.

The existing buildings are of no special interest in architectural terms and have little significance (beyond that already noted) in terms of the historical development of the town. The strongest cultural associations date from the latter part of the 20<sup>th</sup> century when the site was in use as a community church. However, little weight now attaches to this use following the abandonment of the site in 2013 when the congregation followed the move to new premises in Bank Street

## 2.5 Historic Background

A rapid map assessment of OS historic mapping shows that in c.1760 the area of the PDA was undeveloped (MAP 1).

The Ordnance Surveyors Survey of c.1795 show Tufton Street established as a road (MAP 2) whereas the earlier map of Andrews Dury of c.1765 shows the street not established (MAP 3).

By 1871 the neighbourhood had been developed but not the PDA (MAP 4) and this is still the case in 1876 (MAP 3).

However by 1898 the PDA is developed as a single large building with an open atrium to the rear (MAP 5).

By 1907 the building had been rebuilt as two adjoining buildings (MAP 6).

The map of 1931 shows the same configuration (MAP 7) and the map of 1979 shows the same layout (MAP 8).

The aerial photograph dated May 2007 shows the buildings complete but by June 2017 the rear of the building has been demolished (AP's 1-2).

### **3. DESCRIPTION OF THE BUILDING/EXTERIOR**

3.1 The main building is a single storey six bay brick building of 19<sup>th</sup> century date provisionally identified as a former industrial workshop with broad shallow arched windows on the west side and roofed by a curved galvanised corrugated steel roof. The flank wall (west elevation) to Bull Yard lane is constructed of red brick with five segmental arch window openings (Plate 10).

3.2 The west elevations are red brick laid in Flemish bond with some overburnt grey headers. Flemish bond was not in general use until the late 17<sup>th</sup> century, the building is therefore later than this. The cills to the windows are overfired bull-nosed Gault bricks.

3.3 The west elevation has simple rectangular windows, wood frames at ground level divided in three four-pane and glazed windows. They have no opening parts and are glazed with modern rippled float glass. All of the windows are poor, missing glazing bars (Plate 11).

3.4 The main building (PDA) nearest to the Tufton Street frontage comprises a large hall with a barrel shaped corrugated-iron roof supported by a simple bolted steel Bowstring trussed roof (Plate 4).

3.5 Behind this is an area, now partially demolished, which housed offices (Plate 13). The site is bounded to the north by a private yard, to the south by Tufton Street, to the east by properties in Church Yard Passage and to the west by an access to Bull Yard. The Tufton Street frontage has a plain rendered masonry facade within which is set a modern recessed entrance lobby (Plate

1).

3.6 The open hall behind has been enlarged, by means of a single-storey addition, up to the boundary with properties in Church Yard Passage (Plate 2).

The back part of the building has additions and alterations mixing modern materials with old. Internally the property has a net area of approximately 523 sqm. It comprises an entrance lobby, leading to a large space (Plate 15) behind which were once offices, stores, kitchen and cloakroom facilities.

#### **4. INTERIOR**

4.7 Internally the building has no applied finishes apart from areas of painted brick. The ground floor is laid with concrete. The roof is set on shallow brick buttresses which visually divide the main building into six bays (Plates 4- 9).

4.8 The rear buildings which were of modern construction have been demolished with only some horizontal steel struts and posts surviving (Plate 13).

4.9 These details suggest a construction date during the late 19th century.

#### **5.0 DISCUSSION**

5.1 A review of the proposed demolition to the building suggest the building works are going to impact on the postulated 19<sup>th</sup> century core of the building. However, there are few original features remaining from the buildings former life as a church or indeed industrial units. The proposed demolition and build will substantially impact on the structure of the building and for that reason the surviving buildings have been recorded.

#### **6.0 PARAMETERS**

6.1 The photographic survey was conducted using digital photography and as the exterior of the building was available no drone coverage of the exterior of the building was undertaken. However, the use of drones for capturing

important buildings is now an acknowledged part of historic building recording. For drone footage of other building and archaeological sites recorded by SWAT Archaeology access here: [www.swatarchaeology.co.uk](http://www.swatarchaeology.co.uk) and go to “Building Recording’.

6.2 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.

6.3 The site survey took place on the 19<sup>th</sup> August 2019 and photographs can be seen in the following Plates.

Report compiled by Dr Paul Wilkinson BA (Hons), MA., PhD., MCIfA., FRSA., IHBC and dated 27<sup>th</sup> March 2019.

## 6. References

English Heritage, 2017 *Understanding Historic Buildings: a guide to good recording practice*

The National Heritage List for England (accessed 20<sup>th</sup> August 2019)

Chartered Institute of Field Archaeologists, *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2017).

The JTS Partnership LLP, 2015 *Historic Building Appraisal 23 Tufton Street, Ashford, Kent*

Cook Associates, 2019 *23 Tufton Street, Ashford, Building Record*



## Appendix 1

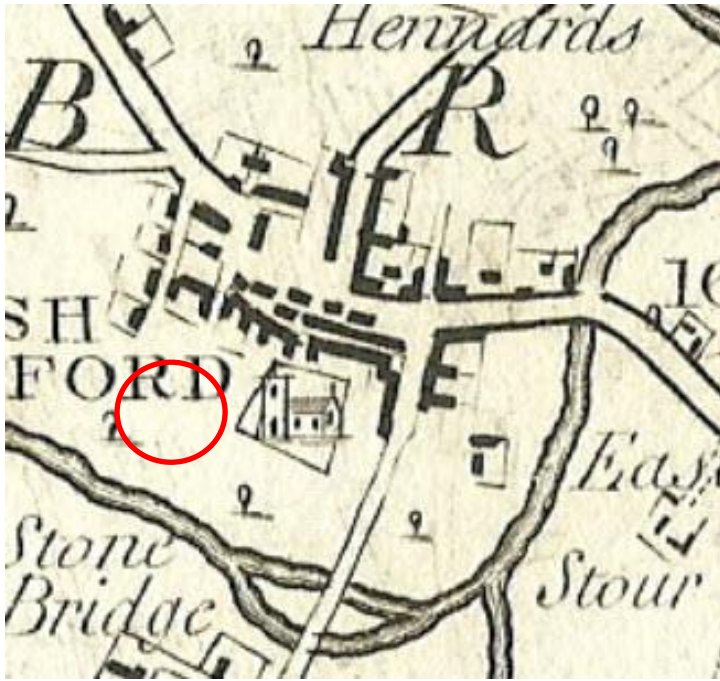
### HISTORIC BUILDINGS SURVEY:

#### Summary Sheet

<b>Property Name</b> 23 Tufton Street, Ashford, Kent	<b>Address</b>	<b>Building Name</b> Redundant church meeting hall
<b>Property/ Building Reference</b>	<b>OS Grid Reference</b> NGR 600855 142723	<b>Surveyor/Date of Survey</b> Paul Wilkinson 19 <sup>th</sup> August 2019
<b>Category</b> Industrial building	<b>Original Use</b> Not known	<b>Current Use</b> Awaiting demolition
<b>Date(s) of Construction</b>  The building represents one principal phase of construction. Phase 1 of late 19th century date is represented by the six bay bowstring trussed steel roof,	<b>Statutory Designation (s)</b>  n/a	<b>HER Reference</b>  TR 94 SW 94
<b>Walling Materials</b> Wall construction is of brick set in a Flemish Bond	<b>Roofing Materials</b> Galvanized steel	<b>Flooring Materials</b> concrete
<b>Description:</b> The building is a large open space roofed by steel trusses covered by corrugated galvanised steel sheeting, the interior is open with a concrete floor whilst the more modern extensions to the rear have been demolished.		
<b>Architectural/Historic Significance:</b> The building is significant as once part of the Victorian industrial quarter of Ashford		<b>Landscape Significance:</b> The significance of the building to the setting was again a group one.
<b>Notes/Qualifications Regarding Survey:</b> The survey was undertaken whilst the building was empty and prior to development which enabled access to most parts of the building.		
<b>Additional Information Sources for this Building (s):</b>		

## Appendix 2

Shot No.	Camera Facing	Description
1	NE	General view of the exterior of the building
2	N	General view of the exterior of the building
3	N	Interior of the main building
4	NE	Interior showing roof trusses
5	N	View of interior of rear building
6	S	Demolished buildings at rear
7	N	Rear wall of main building
8	N	Rear wall of main building
9	N	West wall of main building
10	S	External west wall
11	E	Detail of west wall
12	N	External view of west wall
13	S	Demolished rear of building
14	N	Demolished rear of building
15	NE	Frontage of main building
16	N	Frontage of main building



MAP 1. Hasted map of c.1760 showing area of PDA undeveloped



MAP 2. OSSD c.1795 showing Tufton Street established





MAP 3. Andrews Dury map of c.1765 showing Tufton Street not established

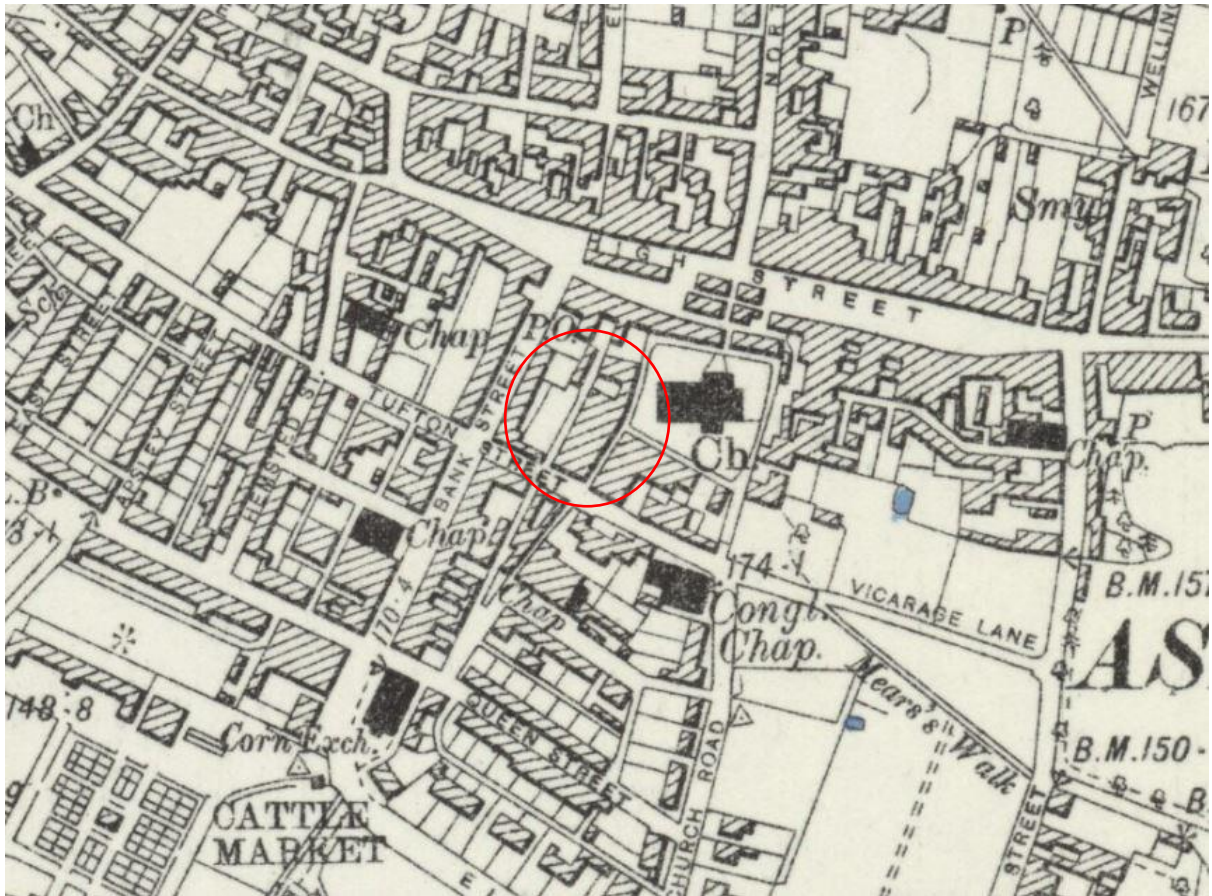


MAP 3. 1876 OS map showing PDA not developed





MAP 4. 1871 OS map showing PDA not developed

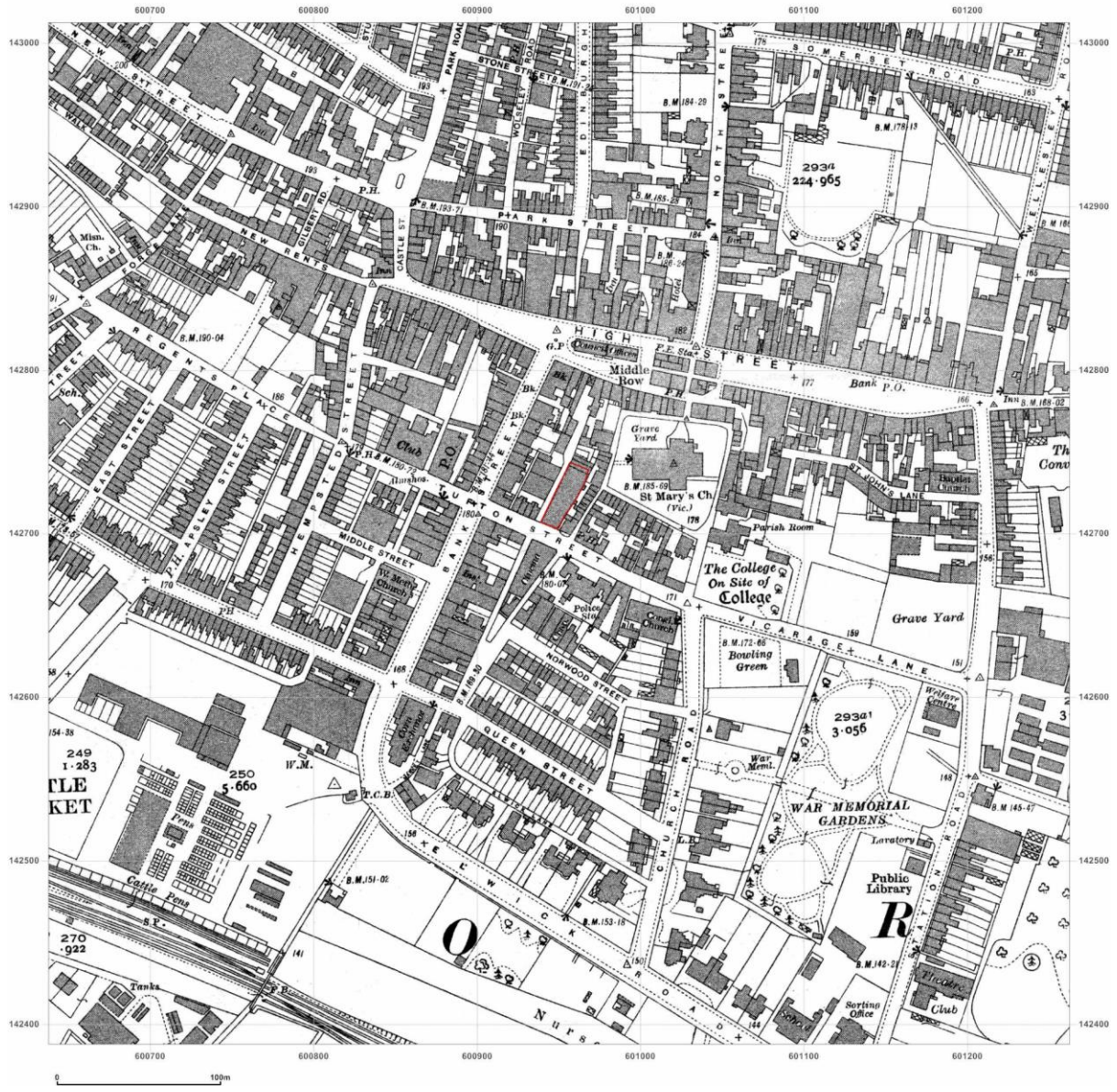


MAP 5. 1898 OS map showing PDA developed





MAP 6. 1907 OS map showing site as two buildings



MAP 7. 1931 OS map showing PDA as two conjoined buildings





MAP 8. OS map of 1979 showing one building on the PDA



AP 1. 2007 of PDA





AP 2. 2017 showing demolition to rear of the PDA





Plate 1. PDA looking NE (Scale shown 2.00m)



Plate 2. PDA (looking North)





Plate 3. Interior of rear of building (looking North)





Plate 4. Interior of building (looking NE)





Plate 5. Interior of rear of building (looking North)





Plate 6. Demolished building at rear of premises (looking South)





Plate 7. Rear wall of main building (looking North 2m scale)



Plate 8. Rear wall of main building (looking North 2m scale)





Plate 9. West wall of main building (looking North 2m scale)



Plate 10. External west wall of main building (looking South 1m scale)





Plate 11. Detail of external west wall windows of main building (looking East 1m scale)



Plate 12. External west wall of main building (looking North)





Plate 13. Demolished rear of building (looking South)



Plate 14. Demolished rear of building (looking north)





Plate 15. Frontage of main building (looking NE 2m scale)



Plate 16. Frontage of main building (looking North)

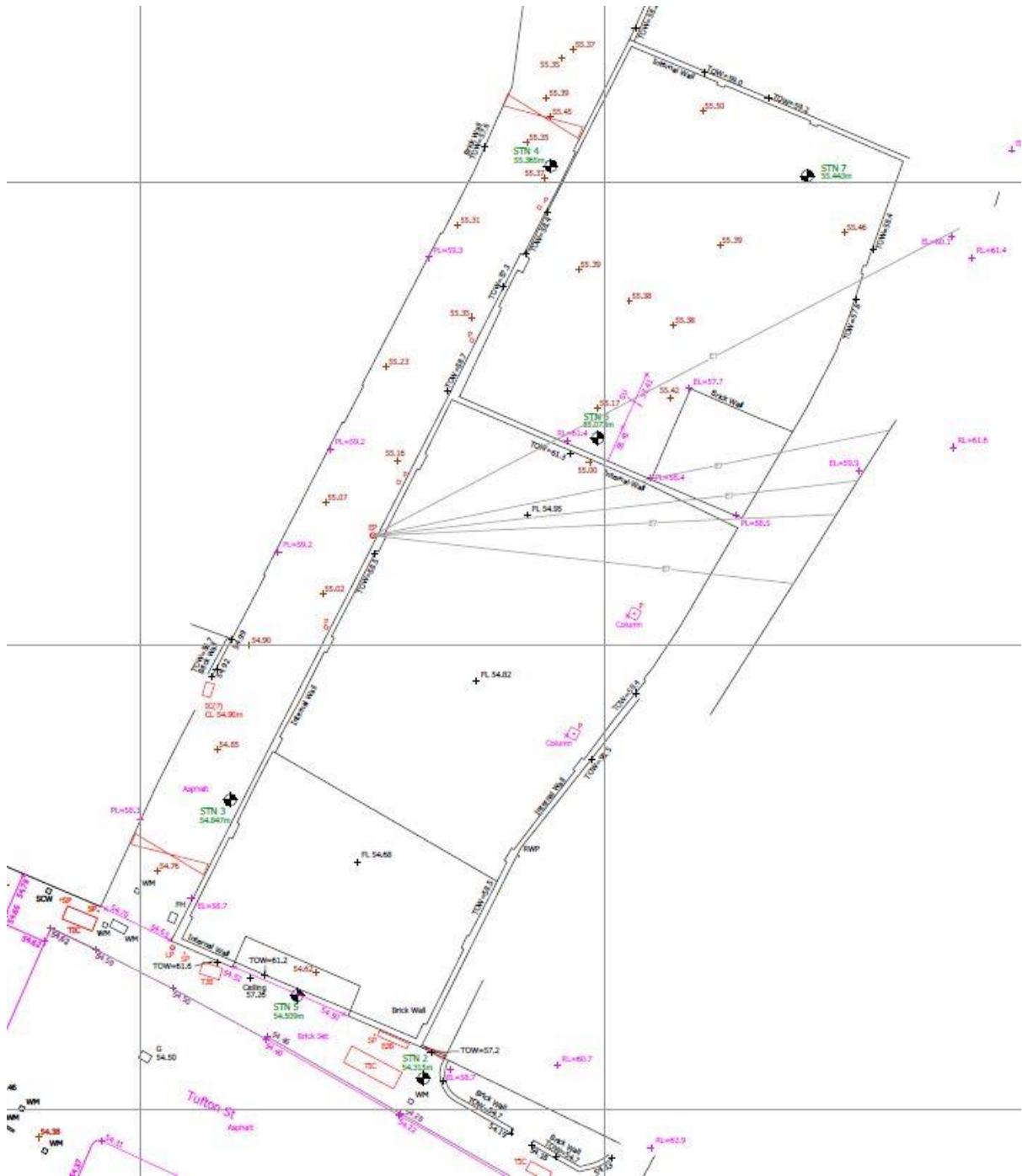
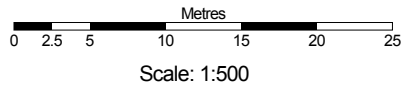


Plate 17. Topographic plan of PDA

Figure 1  
Site Location



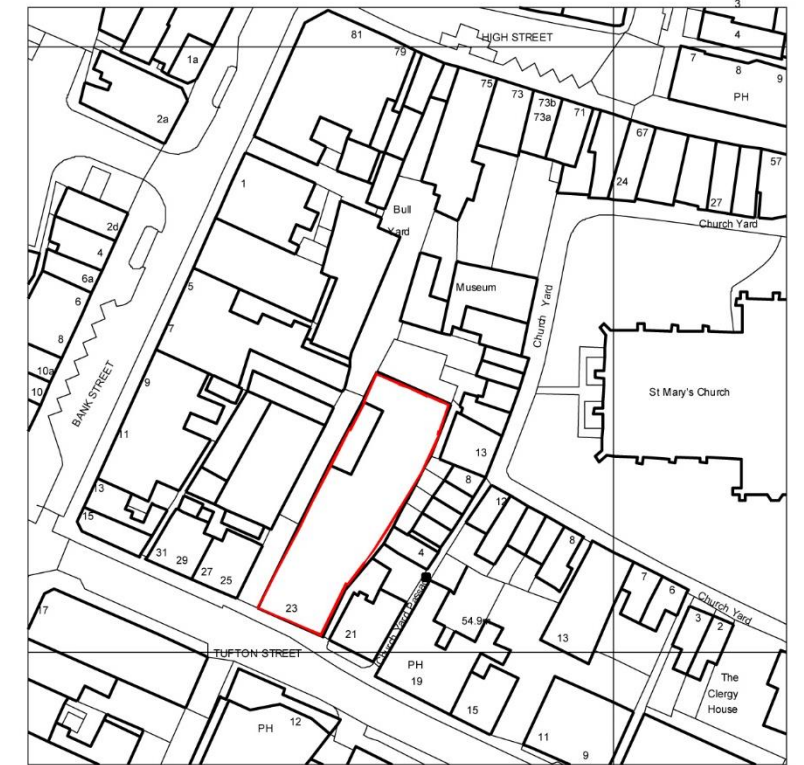
**23 Tufton Street**  
**Ashford**  
**TN23 1QN**

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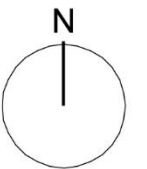
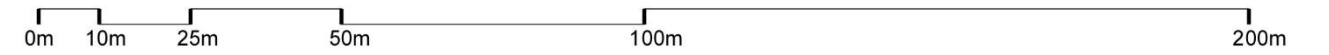
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Project name: SWAT\_23TuftonSt



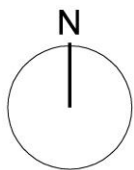
Block Plan and current Aerial View



1:1250



2019





## Site Photographs



01



02



03



04



05

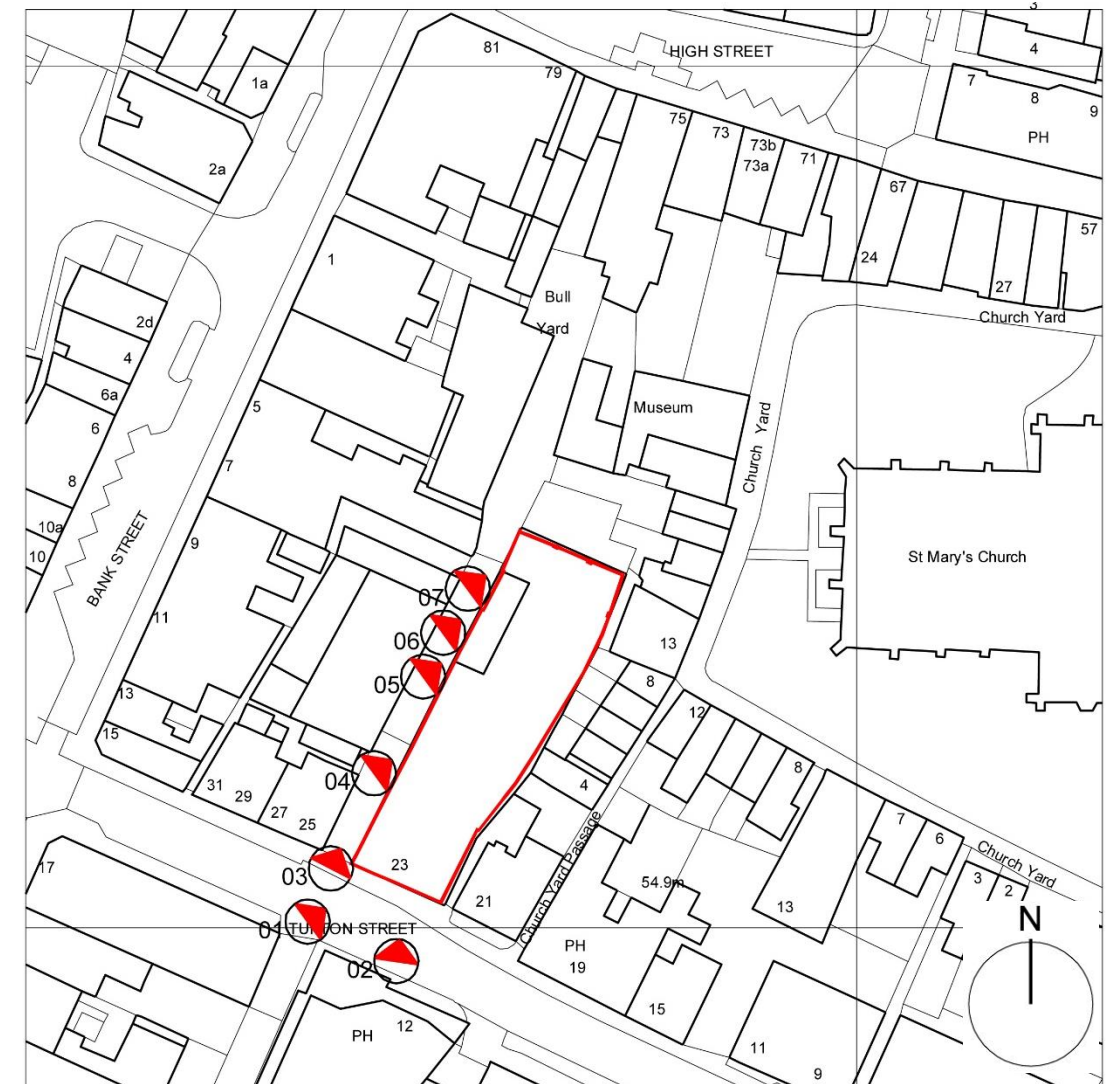


06



07

Photograph Location Key





### Site Photographs



08



09



10



11



12

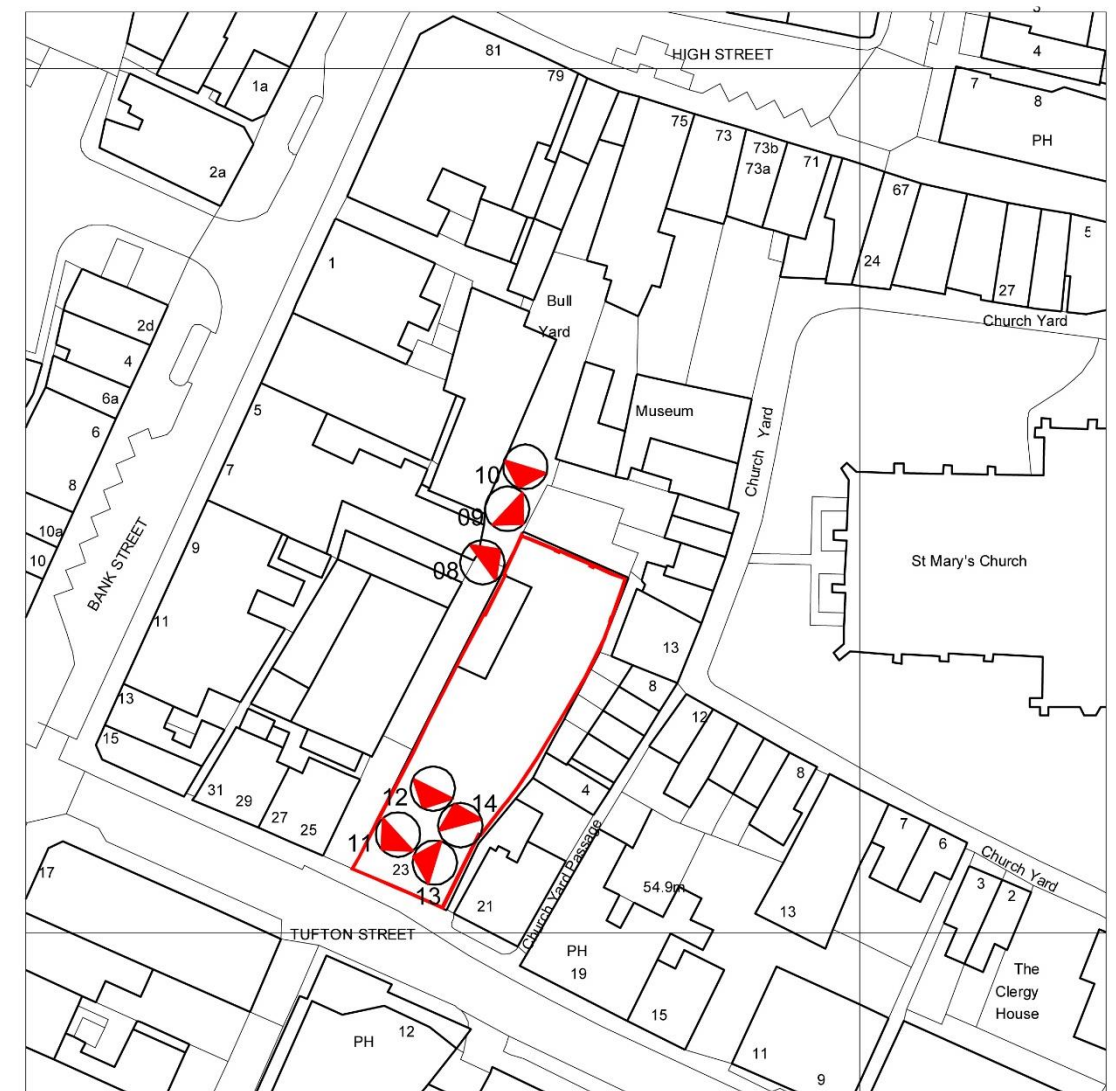


13



14

Photograph Location Key

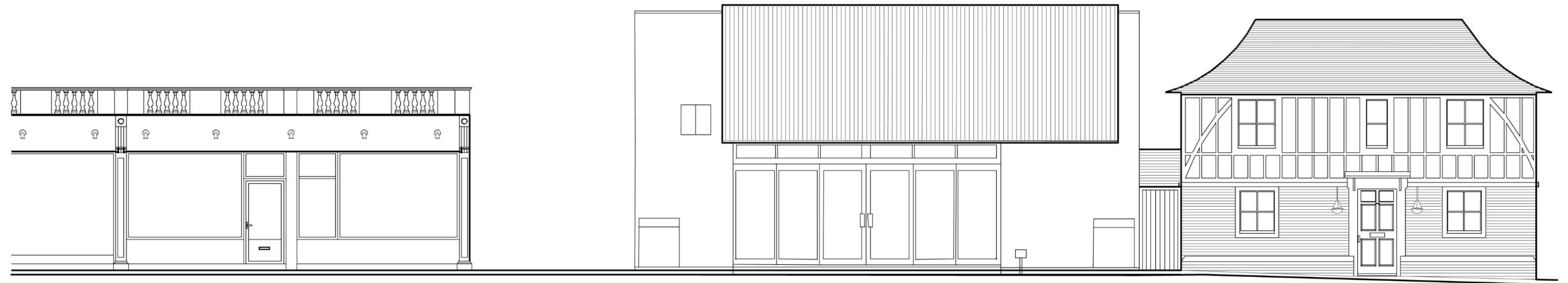




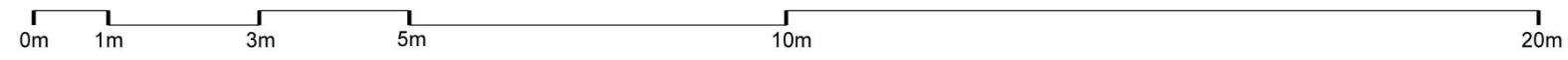




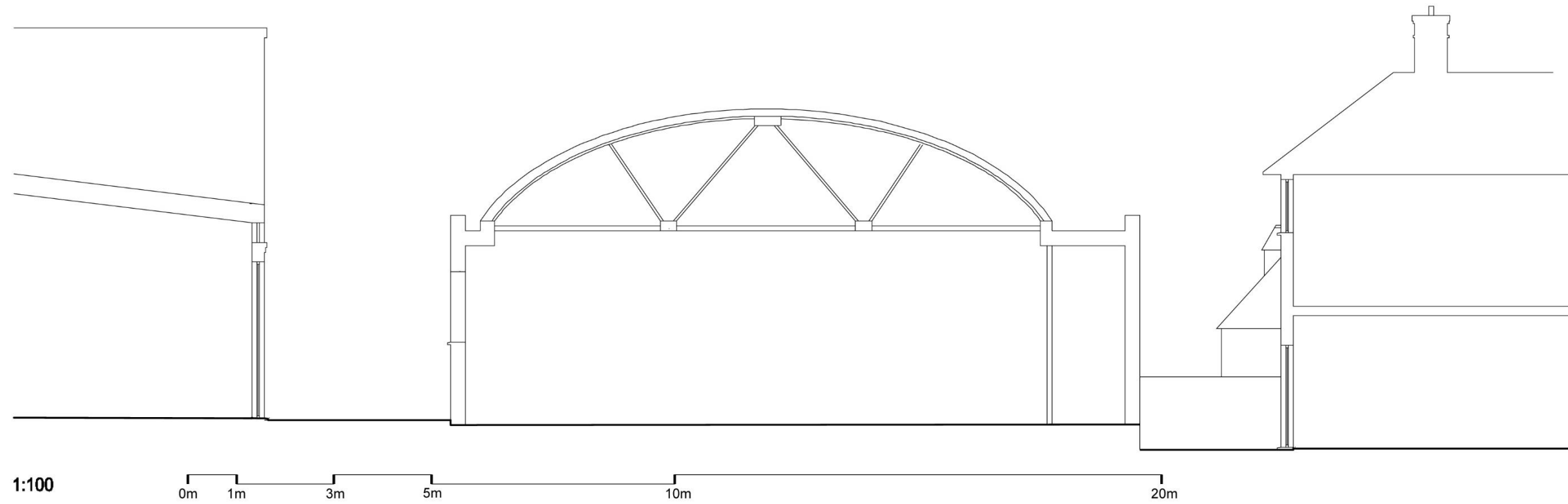
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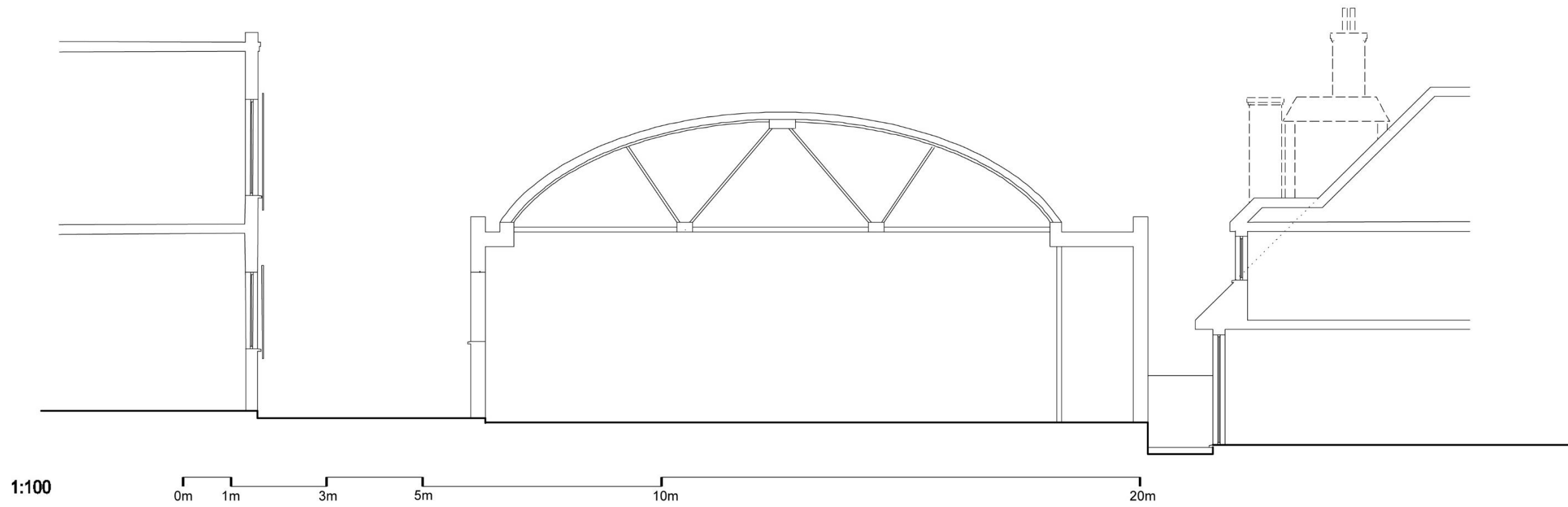
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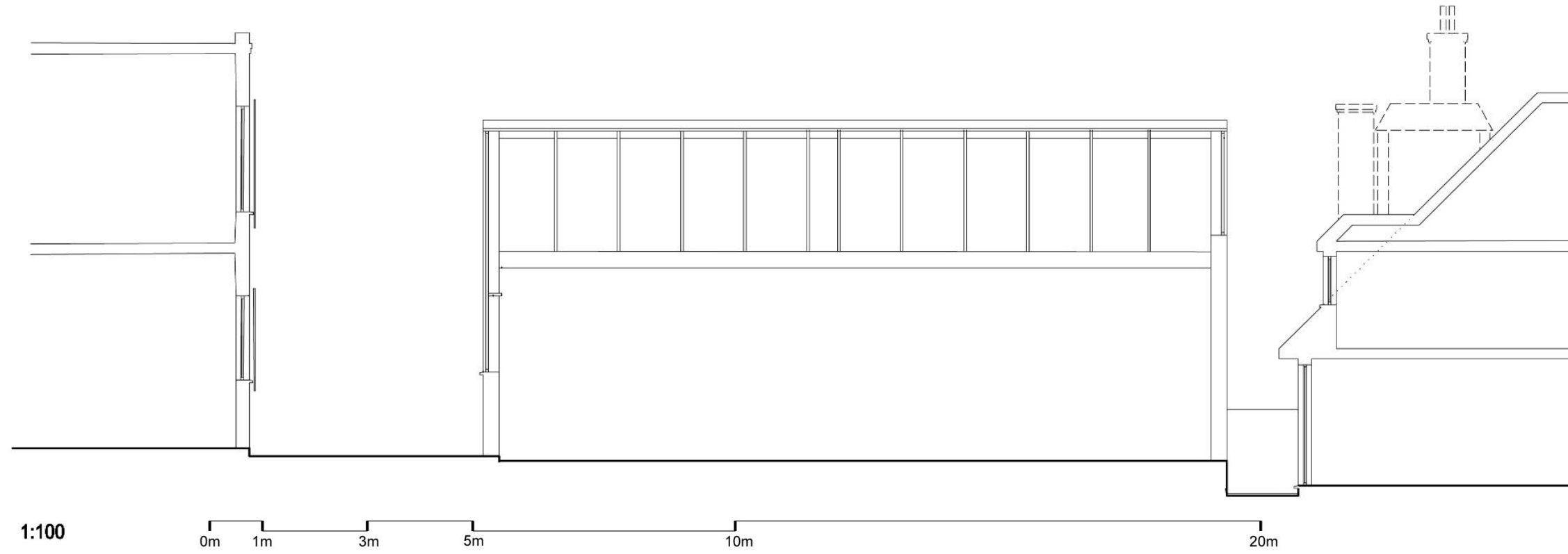
Existing Section A



Existing Section B



Existing Section C



Existing Section D

