



HISTORIC BUILDING RECORDING OF  
OUTBUILDINGS TO THE EAST OF 51  
HOLLY LANE, MARGATE, KENT

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Front cover: 1925 watercolour of the proposed development of the site  
(looking north)

Appendix 1. Building description

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Figure 1. Site Location

Figure 2. Building location

Figure 3. Building location

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Figure 5. Elevations

## 1.0 INTRODUCTION

1.1 In February 2019 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of an outbuilding to the side of 51 Holly Lane, Margate in Kent (Figures 1-5). The building is presently being used as a garden store but its former use was cow sheds attached to Holly Farm.

1.2 The building recording was carried out on 19<sup>th</sup> February 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). *The Institute of Field Archaeologists Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and the *KCC Historic Building Recording Requirements Part C*.

1.3 This is essentially a visual record. Historic England guidelines 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 1-7) 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 site is located within the curtilage of Number 51 Holly Lane on the outskirts of Margate which was the site of the 18<sup>th</sup>-19<sup>th</sup> century West Northdown Farm (MAPS 1-12 and OS site plan Figure 3). The site falls within the Designated Area of High Townscape Value (Thanet Local Plan Policy D7).

The location is not known for its archaeological remains but 60m to the west a pot recovered in the 1930's is thought to be Roman or Medieval (TR 37 SE 21) and 50m to the south medieval remains were found in c.1926 including a large Tyler Hill pot (TR 37 SE 21). The site itself is the remains of Holly Farm a post-medieval site with a regular courtyard L-Plan with detached house but retaining less than 50% of the original fabric (MKE 87082).

### **2.2 Setting**

The existing cow sheds which are the subject of the present planning permission (F/TH/18/1275) which is a resubmission of the 2017 application of 2 No. two storey, two bed dwellings following the demolition of the existing cow sheds. The previous planning application retained the flint wall of the front elevation of the existing cow sheds as part of the new dwellings but following on from the initial building works it was discovered that it was not possible to retain the front flint wall and the current planning permission allows for demolition of this wall subject to prior building recording.

The OS height on site is about 33m aOD and the Bedrock Geology is said to be by the British Geological Survey Hythe Formation- Sandstone and Limestone interbedded Sedimentary Bedrock formed approximately 112-125 million years ago in the Cretaceous Period. No Superficial Deposits are recorded.

### **2.3 Planning history**

A planning application F/TH/17/1649- Erection of 2 No. two storey 2-bed dwellings following demolition of existing buildings was granted on 17<sup>th</sup> January 2018.

E/TH/09/0238- Erection of two storey rear extension Granted June 2009.

KCC Heritage was consulted and Simon Mason Principal Archaeologist responded with advice:

*In general the building works involve the conversion of an (in part) 19<sup>th</sup> century farm building. I note that flint walls from the original cattle shed survive and I believe are to be incorporated into your new building. The proposals also involve the reduction of floor surfaces to match external levels on one side. We advised a condition for historic building recording and a programme of archaeological works be attached to the consent.*

*For the **historic building recording** I envisage a rapid photographic survey as per our generic specification would be sufficient. I am attaching our generic specification which can be used and submitted to help address the relevant condition. The work should be carried out by an archaeological contractor, preferably the contractor who would be addressing the archaeology condition so that reporting can be integrated.*

*For the archaeology condition I am satisfied that this can be covered by **an archaeological watching brief** though the archaeologist monitoring should be given opportunity to record the ground works as they proceed. I can provide a similar specification for the watching brief but would be helpful if a list of the potential groundworks could be provided so that I can tailor the specification accordingly. If this isn't readily available I can provide you with a more generic specification.*

The planning condition for archaeology is Condition (3) of Planning Permission F/TH/18/1275 Erection of 2no. two storey 2-bed dwellings following demolition of existing outbuildings:

#### 2.4 Significance of the Building

The significance of the building lies in its contribution to the setting of the adjacent 51 Holly Lane two storey detached house and Holly lane itself.

## 2.5 Historic Background

A rapid map assessment of OS historic mapping shows that in 1871 the Cow Sheds were L-shaped and formed the SW curtilage of West Northdown Farm (MAP 1). The OS map of 1896 shows the same layout but the farm is now called 'Holly Farm' (MAP 2).

By 1905 the original layout of the Cow Sheds at Holly Farm have been extended to the east (MAP 3).

The OS map of 1907 show a larger extension to the north and an extension to the east extension to the north (MAP 4).

By 1929 the OS map shows even more extension to the north (MAP 4).

The OS map of shows that these building extensions to the north and east still existed (MAP 5).

The aerial photograph of 1990 shows the Cow Sheds roofless with trees growing inside the building (AP 1).

By 2019 the trees had been cleared away to reveal a roofless building (AP 2).

## 3. DESCRIPTION OF THE BUILDING

### 3.1 Exterior

4.4 The south-east 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.

4.5 The north-east elevation has simple nearly square windows, wood frames at ground level divided in two and glazed; at first floor with modern casements fixed to the frame. They have no opening parts and are glazed with modern float glass. All of the windows are poor, missing glazing bars to one painted on the glass.

4.6 The main south-east door is timber boarded and ledged with a modern top light fixed into the frame. This is the only old door but is in very poor condition with many additional rough ledges to hold it together. There is also a brick infilled door opening of similar size. The top light may fill original open ventilation. The loft door and top light joinery to the north elevation is of modern origin.

#### **4. INTERIOR**

4.7 Internally the building has no applied finishes. The ground floor laid with edge set red bricks and grey moulded floor tiles has characteristic slope and drain channel. There are no remaining stall posts fixed to the walls and there is no feeding passage. This design allowed tethering the cows in pairs between low wood stalls which was the most common arrangement and they would have been fed from behind. The north east wall is constructed of knapped flint set in lime mortar.

4.8 Brunskill tells us that during the 18th and 19th century cow house lofts tended to increase in height becoming a full upper storey with a regular series of pitching holes which would be closed with shutters. Early cow houses were low and dark, but during the 19th century they became larger, well lit and ventilated, open to the roof without a loft and with separate feeding and manure passages running along the building. (Brunskill, R, 'Illustrated Handbook of Vernacular Architecture' 1971 and 'Traditional Farm Buildings of Britain', 1982.)

4.9 These details suggest a construction date during the late 18th century; it is not unlikely that the outbuilding is contemporary with the house and may therefore be of circa 1780 origin.

#### **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 18<sup>th</sup> century core of the building.

However, there are few original features remaining from the buildings former life as a Cow House and these have been recorded. The proposed build will substantially impact on the structure of the building and for that reason the surviving external walls of knapped flint set in lime mortar 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 5<sup>th</sup> March 2019 and photographs can be seen in the following Plates.

Dr Paul Wilkinson BA (Hons), MA., PhD., MCIfA., FRSA

27<sup>th</sup> March 2019

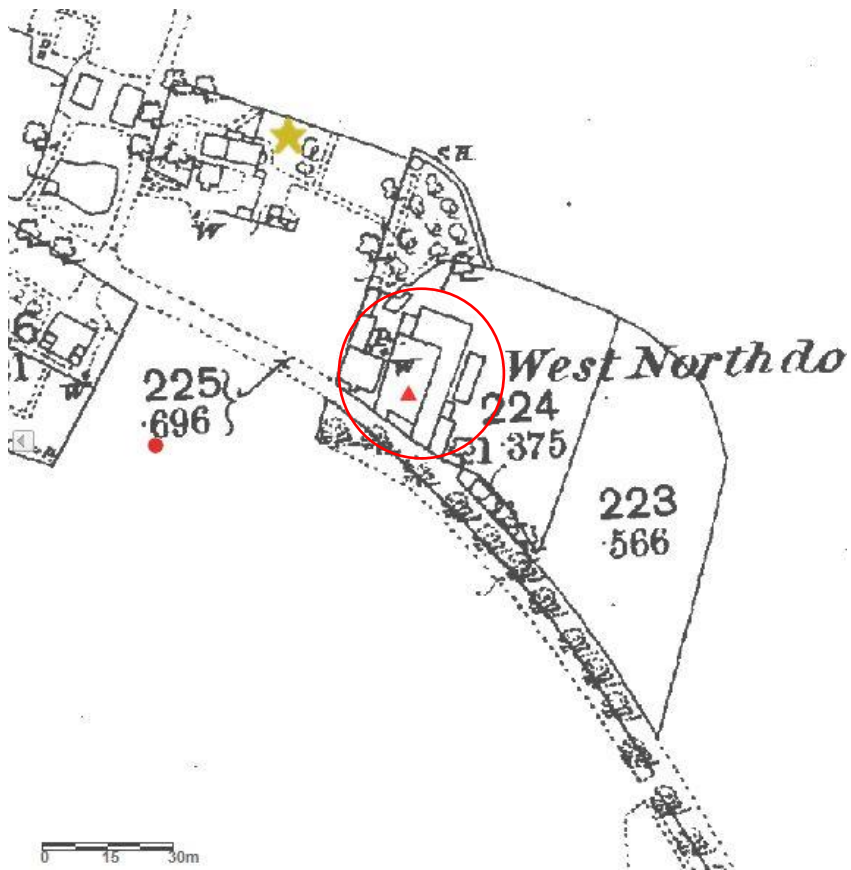
## 6. References

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

The National Heritage List for England (accessed 27<sup>th</sup> March 2019)

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

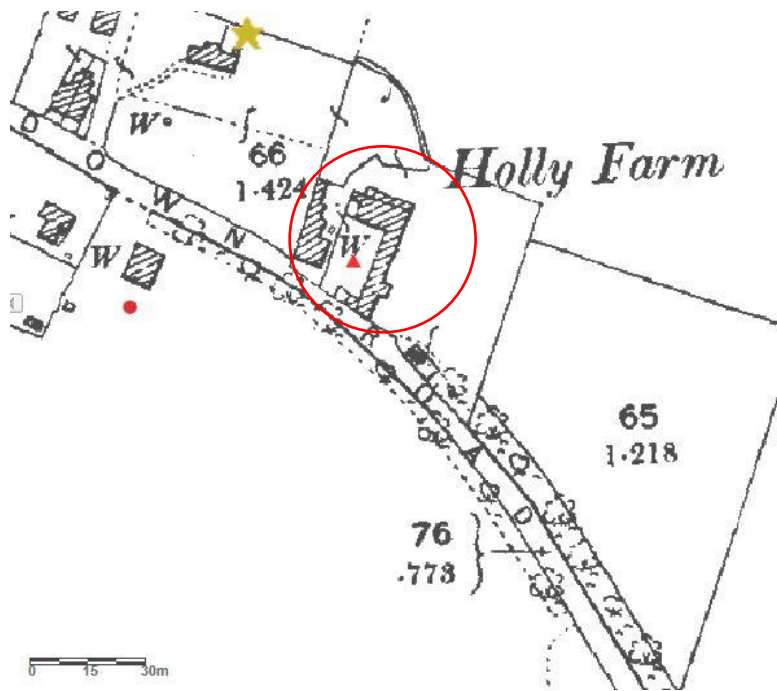




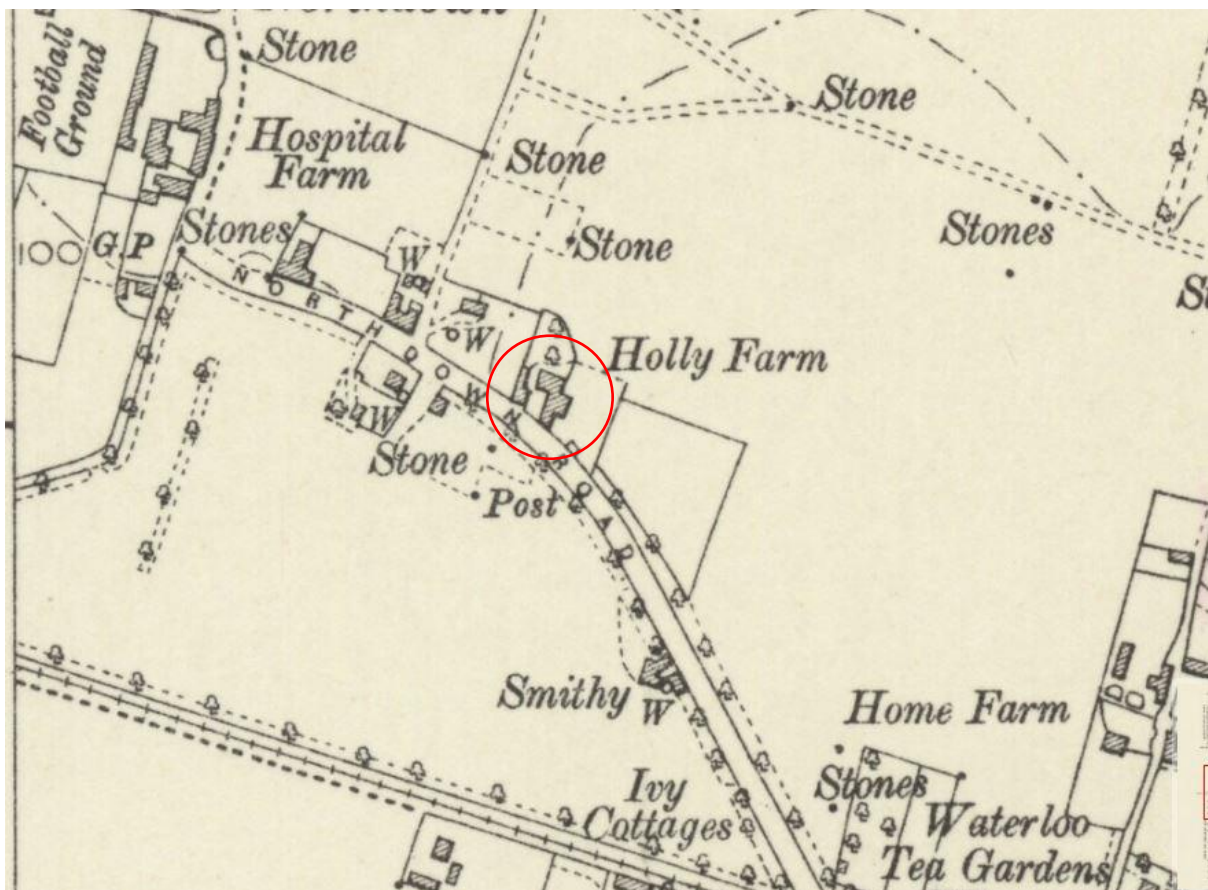
MAP 1. 1871 OS map



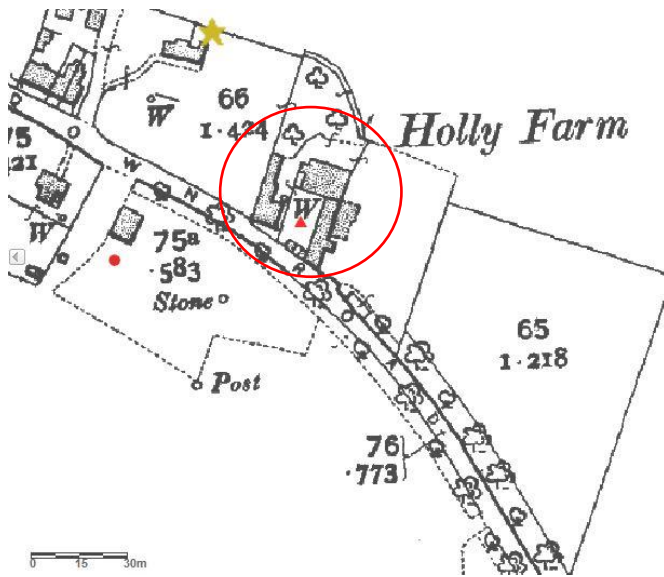
MAP 2. 1896 OS map



MAP 3. 1897 OS map



MAP 4. 1905 OS map

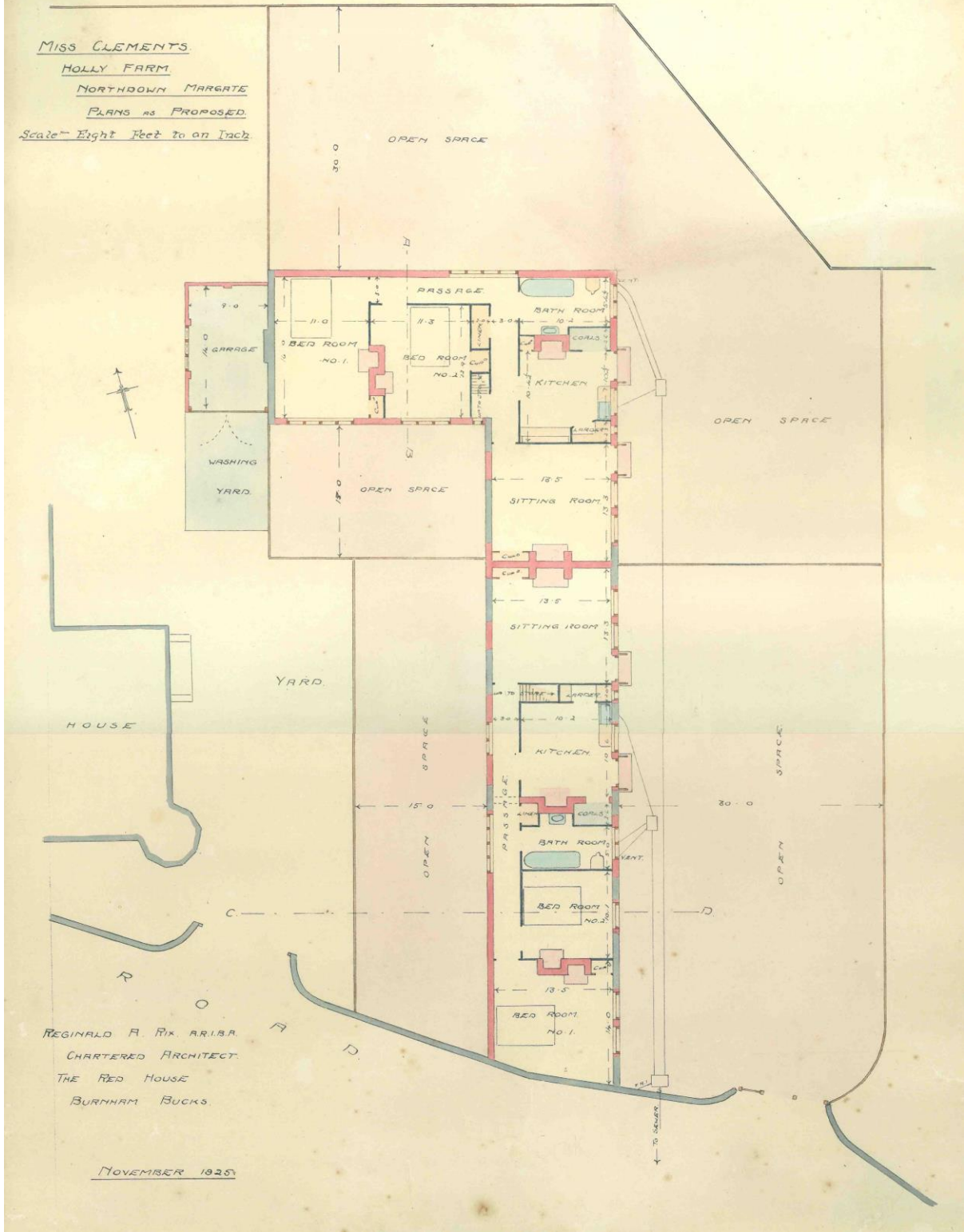


MAP 5. 1907 OS map



MAP 6. 1938 OS map

MISS CLEMENTS  
 HOLLY FARM  
 NORTHDOWN MARGATE  
 PLANS AS PROPOSED  
 Scale - Eight Feet to an Inch



REGINALD A. RIX, A.R.I.B.A.  
 CHARTERED ARCHITECT.  
 THE RED HOUSE  
 BURNHAM, BUCKS.

NOVEMBER 1925

MAP 7. November 1925 proposed development



AP 1. 1990



AP2. 2016

PLATES



Plate 1. Internal south facing wall



Plate 2. Interior (looking north)



Plate 3. Yellow Stock Brick internal floors



Plate 4. View of adjacent Holly Farmhouse (looking west)





Plate 5. Modern double doors in south-east elevation

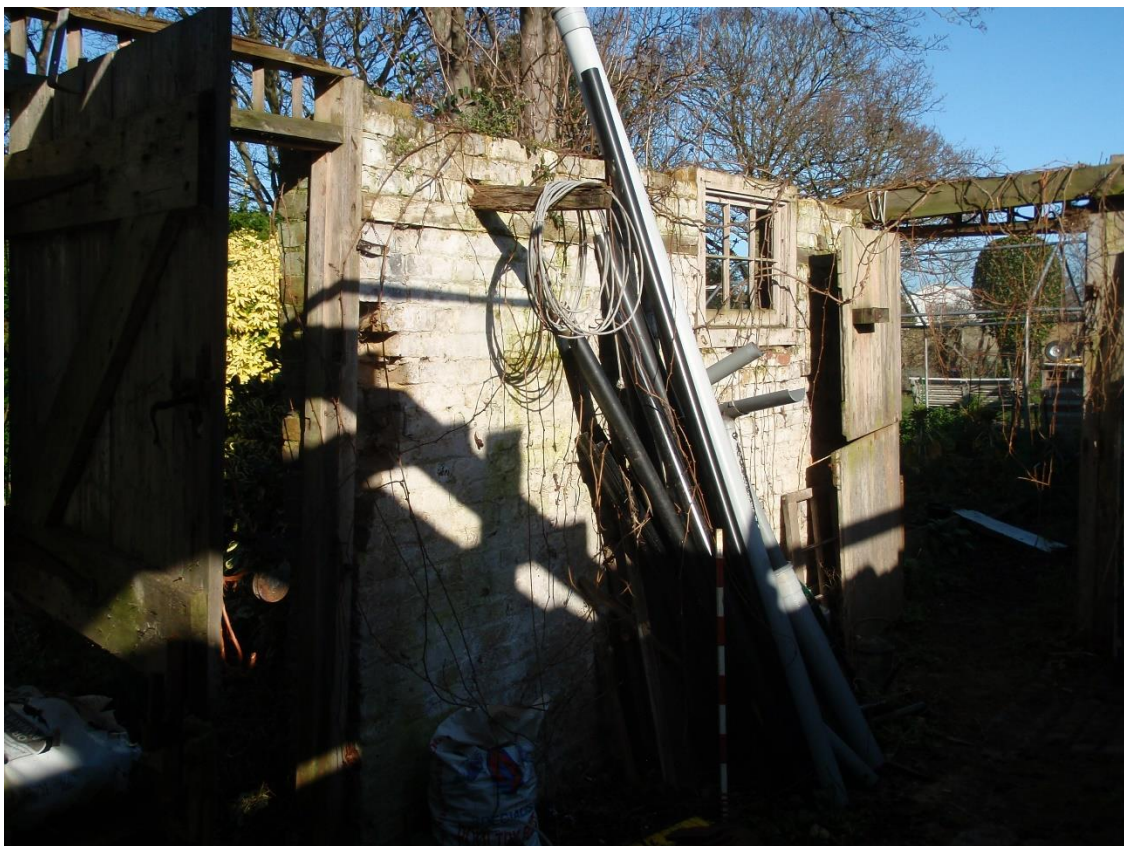


Plate 6. Internal view of door and window in north-west elevation



Plate 7. View of internal wall of concrete blocks north end (looking north)



Plate 8. Internal view (looking south)



Plate 9. External view of south wall (looking north)



Plate 10. View of internal brick setts north end



Plate 11. Internal view of north-west wall to be demolished



Plate 12. External view of south wall (looking north-west)



Plate 13. Close up of flint work wall north-east elevation

## Appendix 1

### HISTORIC BUILDINGS SURVEY:

#### Summary Sheet

<b>Property Name</b> Outbuildings 51 Holly Lane	<b>Address</b> 51 Holly Lane, Margate, Kent	<b>Building Name</b> Cow Shed
<b>Property/ Building Reference</b>	<b>OS Grid Reference</b> NGR 637470 170510	<b>Surveyor/Date of Survey</b> Paul Wilkinson 19 <sup>th</sup> Feb 2019
<b>Category</b> Farm building	<b>Original Use</b> Cow Shed	<b>Current Use</b> Garden store
<b>Date(s) of Construction</b>  The building represents one principal phase of construction. Phase 1 of late 18th century date is represented by the rectangular core of the constructed of knapped flint nodules set in lime mortar	<b>Statutory Designation (s)</b>  n/a	<b>HER Reference</b>  n/a
<b>Walling Materials</b> Wall construction is of brick, and knapped flint set in lime mortar	<b>Roofing Materials</b> N/A	<b>Flooring Materials</b> Brick setts and yellow stocks
<b>Description:</b> The building is a roofless cow shed and part of the Holly Farm complex. The build is of knapped flint set in lime mortar with internal floors of yellow stock brick and grey brick setts. There is no original roof remaining and doors and windows are modern additions now well rotted.		
<b>Architectural/Historic Significance:</b> The building is significant as part of the farmyard group showing how the farm had developed and adapted over time.		<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	S	General internal view of the site
2	N	General view of the interior
3		Yellow stock brick floor
4	W	View of 51 Holly Lane
5	SE	View of modern doors
6	NW	Internal doors and windows
7	N	Recent concrete wall addition
8	S	General internal view
9	N	General external view
10	N	Floor detail grey brick setts
11	NW	Internal wall
12	NW	External view
13		Close-up view of flint walling

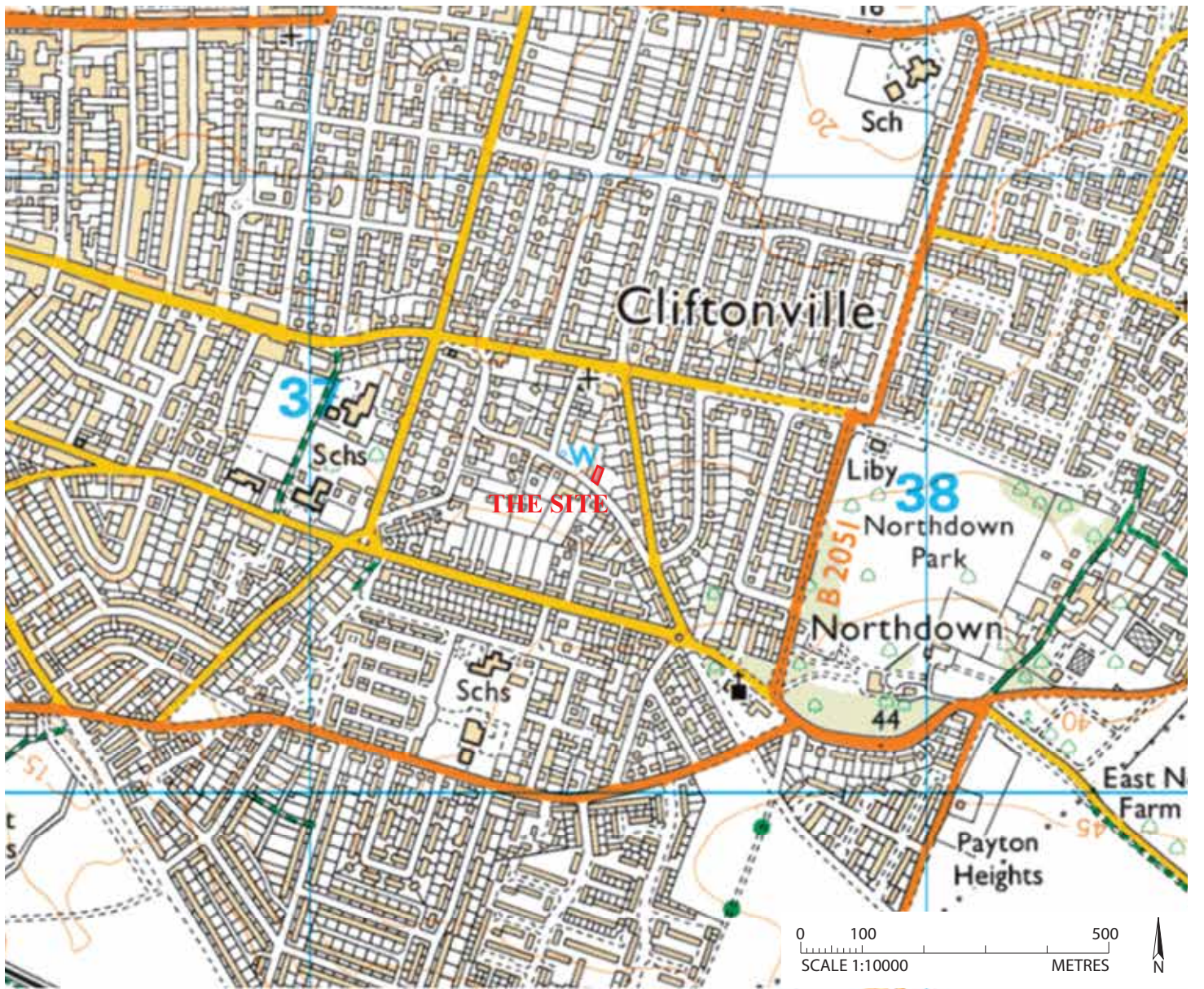


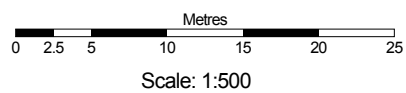
Figure 1: Site location map, scale 1:10000.



# OS Plan Colour



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51 Holly Lane Margate CT9 3NE  
and outbuildings to east

Figure 2: Building location in relation to OS map.

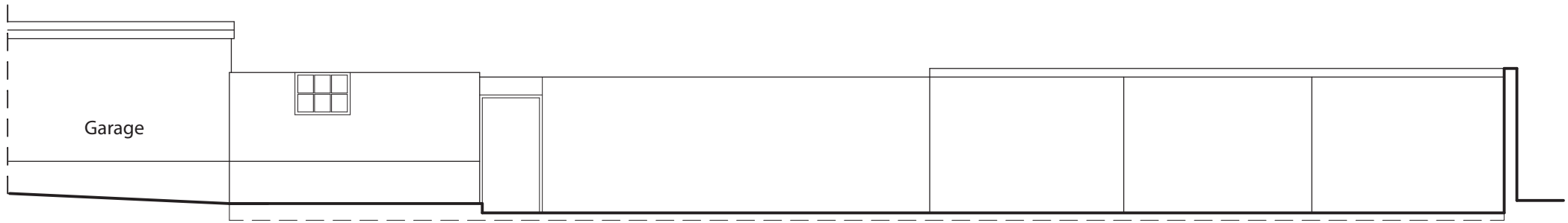


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SCALE 1:500 METRES N

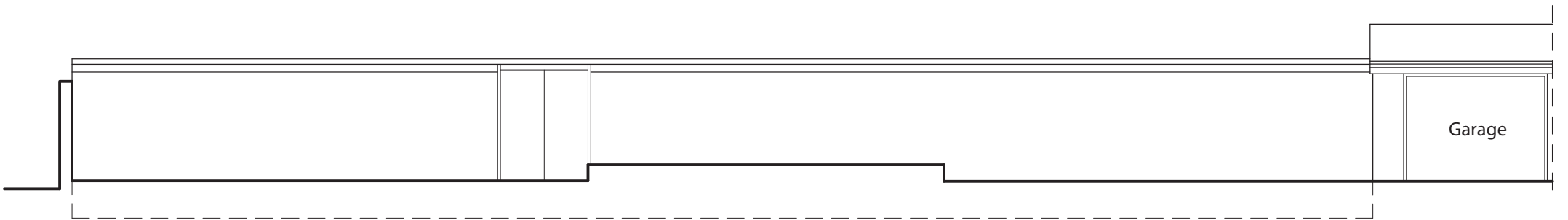
Figure 3: Building location



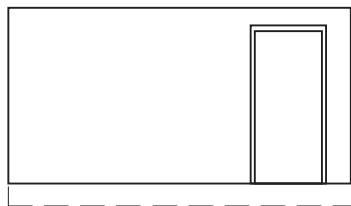
Figure 4: Floor plan and plate location.



North West Elevation



South East Elevation



North East Elevation - Holly Lane

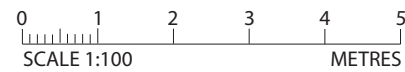


Figure 5: Elevations