

Heritage Assets Evidence Report

for Fawkham Neighbourhood Plan



Fawkham Neighbourhood Plan Steering Group
March 2022

Heritage Assets Evidence Report for Fawkham Neighbourhood Plan

Introduction

Fawkham Parish contains 13 listed buildings/structures, which represent over 4.5% of the housing stock.

The Parish has a designated Conservation Area at Baldwins Green, for which Sevenoaks District Council has adopted a Conservation Area Appraisal.

The entire Parish is an area of multi-period archaeological potential.

There are currently no non-designated heritage assets within the Parish, although the Kent Heritage Environment Record maintained by Kent County Council includes one unlisted building, ten archaeological sites and nine cropmarks and other features.

Listed Buildings

Fawkham contains a total of 13 listed buildings/structures, most of which are occupied as dwellings. Fawkham Manor is currently in the process of conversion to flats.

The four non-residential buildings/structures are St Mary's Church, Brands Hatch Place (now a hotel and spa), the war memorial and a pair of gate posts and railings to the north of Pennis House.

St Mary's Church is the oldest listed building in the Parish, and the War Memorial the most recent. Ranked by age, the listed buildings are:

- 12th Century - St Mary's Church
- 16th Century - Court Lodge
- 17th Century - Cross House, Gabriels, Pennis Farm, Scudders
- 18th Century - Brands Hatch Place, Pennis House (and gates/railings), The Old Rectory, The White House
- 19th Century - Fawkham Manor
- 20th Century - War Memorial

The location of each can be seen on the map at Appendix 1. The majority of the listed buildings are located on, or close to, the road along the bottom of the valley. Appendix 1 also contains details of the Historic England list entry numbers.

Each of the listed buildings is described below, using the same numbering as in Appendix 1. All are Grade II unless indicated otherwise.

1. St. Mary's Church - Grade 1

St. Mary's is a Norman church dating from the early 12th century, with much Norman detailing and artefacts both internally and externally; walls are rendered and painted

white and a white painted weatherboarded bellcote is positioned on the ridge. It is surrounded by a meadow.

Historic England listing information: Norman nave and chancel with Decorated windows. The nave has a C16 octagonal weatherboarded bell turret at its west end surmounted by a shingled spire. The vestry to the north and south porch are both C19. Nave and chancel now rendered with stone window surrounds. The interior has bellcote supports of 4 posts braced at the top with pierced spandrels within the braces. C14 cusped arch in the south wall of the nave and another earlier one in the chancel north wall. C14 double piscina with cusped Y-tracery. C13 wall painting of Christ in Majesty in the nave. Some mediaeval stained glass fragments in the chancel south window. Hanging monument to John Walter (died 1625).



St.Mary's Church

2. The Old Rectory

Probably the site of the rectory since medieval times, but the present house is essentially Georgian. The centre looks to be 18th century, really a two-up-two-down cottage, hidden behind the front section which was built by Dr Hemmings (rector from 1797 to 1828). It has recessed arched reveals round the three ground-floor openings, and was originally 'stuccoed', i.e. rendered in 'Roman' cement, lined out to resemble ashlar. The next rector, Richard Salwey (1829 – 1873) added generously proportioned single-story service quarters to the rear, and raised the roof of the original cottage section to the level of the front. A second storey was added to the rear extension in 2005. Sadly, the old tithe barn, converted in the 19th century into a stable and coach house, was demolished between the wars. The house ceased to be the Rectory when the last Rector of Fawkham, Canon A.C. Ford, retired in 1982, and the parish was united with Hartley.



Historic England listing information: The front part of the building dates from the early C19 and was probably built by the Dr Samuel Hemmings who was Rector from 1777 to 1828. The back portion may be older. There is a record of the property in a Terrier of 1634. Two storeys stuccoed. Hipped slate roof. Eaves cornice. Three sashes with glazing bars intact to first floor. Ground floor has sashes set in tall cambered recesses. Central round-headed doorcase in stuccoed recess with semi-circular fanlight.

The Old Rectory

3. Cross House

The house stands close to the site of Fawkham's wayside cross, now marked by granite setts on a small area of common land, where this probably once stood. A hoard of gold and coins were discovered in the house during renovations early in the last century.

The front part of this house dates from the late 16th century, and contains an original staircase, although the exterior has been encased with later brick and tile hanging, with modern cement render on the south façade. It has a cellar, with two blocked-up window openings which would have become redundant when the house was extended to the rear in the early 18th century. A romantic local myth describes these as blocked up passages; they are nothing of the kind.

The rear addition contains two fine panelled early 18th-century rooms, connected by their own staircase.

The house has been further extended rearwards in recent years. It is likely that the house was originally built as a dower house for Pennis, and it remained part of the Pennis estate until sold off in the 1920s.

Historic England listing information: C17 or earlier timber-framed building. Probably the village cross stood nearby which would account for its name. It is thought to have been the Dower House to Pennis House. Now refaced with red brick on the ground floor and tile hung above. Tiled roof. Two storeys. Three casement windows. Two-storeyed gable projection in the centre, containing a porch on the ground floor and with the first floor slightly oversailing. Doorcase in moulded architrave surround with low rectangular fanlight and iron-studded door of 6 panels. The south gable end is stuccoed with a buttress in the south-west corner of the ground floor. Modern addition behind. Interior has early C18 panelling and inglenook fireplaces.



Cross House

4. and 6. Pennis House

A Regency villa, built around 1808, with a fine vaulted entrance hall in the style of Soane. The original servant's wing was to the rear of the Victorian wing visible in the 1949 photo; both were demolished in 1957-8, as was the fine Victorian conservatory at the western end of the house. There is an 18th-century stable block which had been built for the old house. That was known simply as Pennis or Pennis Place, and was built on the typical Elizabethan E-plan in the late sixteenth century by the Walters. It was demolished about 1805, following, it is believed, being gutted by a fire. A stretch of wall survives in the grounds.



Pennis House

At the time of the tithe Commutation Agreement in 1838 it was let to the Rev W H Edmeades, rector (and later also Squire) of Nurstead.

Historic England listing information: Early C19. Two storeys stuccoed. Hipped slate roof. Three sashes with glazing bars intact. Portico with Doric columns.



The gate piers and railings at the entrance are also listed: Early C19. Four cemented gate piers separated by cast iron spear railings having Greek key design under the spear.

Pennis House gates and railings

5. Pennis Farm

At the time of the Tithe Commutation Agreement in 1838 the farm had 119 acres. Exactly how this related to the Elizabethan house is difficult to determine, but it appears to be the original 15th-century house of Thomas Peny, which somehow survived as a part of the Walters' mansion and was rehabilitated as a farmhouse when the mansion was demolished. Both the farm and the new Pennis House continued in common ownership until the farmhouse was sold off in 1950. The tile hanging on the front was added in the 1960s.



Pennis Farm

Historic England listing information: This is possibly a fragment of the east wing of the large C16 house named Pennis which was demolished in the early C19 but is more likely a late mediaeval hall-house. Timber-framed building, refaced with stucco and brick, now painted. Two storeys, ground floor stuccoed. First floor tile hung. Five modern casement windows. Hipped tiled roof with gablet to one end. Rear elevation has some exposed timbering including a curved brace. The interior contains exposed beams including some upright posts with jowls.

7. Scudders

Scudders was a Fawkham farmhouse for nearly 300 years. The façade bears the date 1676, and it remained a farm until the early 1970s.

John Scudder, born in 1645, is believed to be responsible for its building and a heraldic ledger stone in Fawkham church covers the tomb of John senior, his wife Elizabeth, John junior and his wife. There were still Scudders in Fawkham until a few years ago.

Historic England listing information:

This house was probably built by John Scudder about 1680. It was restored in 1950. Timber-framed building of two storeys, plastered and, except the north end, decorated with pargetting in circles imitating ornamental timbering. Tiled roof, half-hipped at the south end. Two gables above the eaves containing attic windows. Larger gable at north end. Five casement windows with wooden mullions and small square leaded panes. Two bays on the ground floor of two tiers of 5 lights with wooden transoms, the bays being on a red brick base and with a gable over each. Gabled porch with similar pargetting in the gable and a plastered core beneath it on all 3 sides. The interior contains two inglenook fireplaces.



8. The Court Lodge

Scudders

Court Lodge, which lies in the bottom of the valley, opposite the junction with Manor Lane, is believed to have been the manor house of "New Fawkham". The building contains an early crown-post roof.

In 1838, Court Lodge farm consisted of 215 acres and was owned by a William Durham. The oast house in the grounds which had been used to dry hops has now been converted into a house.



Court Lodge

The 18th and 19th century red brick façade hides a much older timber-framed building between the two cross-wings; it was an aisled hall house, with a crown-post roof, discussed in great detail in the *Gazetteer of Medieval Houses in Kent* and its companion volumes *The Medieval Houses of Kent* and *The House Within* (Royal Commission on the Historical Monuments of England, 1994). Some of the original early 14th-century building remains, with the southern end replaced by a Georgian wing and the northern end by a Victorian wing.

Historic England listing information: C16, C18 and C19. The central section dates from the C16 and was built by the Walters family. It is timber-framed and was refaced in brick in the mid C18 with a stringcourse concealing the overhang and the end portions added by Richard Allen. Two storeys red brick.

Tiled roof 5 windows. The central section has 3 casement windows. The end portions are of higher elevation with hipped roofs and each have a sash window with glazing bars intact. Small porch with pediment over. C19 bay of 3 windows on the ground floor to the south of it.

9. Fawkham Manor

This grand house was designed by E.B. Lamb, an eccentric ('rogue') Victorian architect, for himself. Any house designed by an architect for himself is clearly of prime importance to architectural historians. It is constructed of flint with red and yellow brick dressings, well described by John Newman (*The Buildings of England, West Kent and the Weald*, Yale University Press, 2012): "A fair-sized Victorian mansion, but like an overgrown cottage, with its half-hipped gables, projecting chimney breasts and diagonal oriel. Flint and brick, yellow stock and moulded red, giving a polychromatic display and plenty of notching."



Fawkham Manor

The Manor lodges and the stable block have been converted into private residences. Both the original flint lodges have been rebuilt, the North Lodge following demolition by a doodlebug.

The Manor was used as a hospital until 2019 and is currently undergoing conversion to residential use: 8 apartments in the house itself and three blocks each of six 4-bed townhouses are being constructed in the grounds.

Historic England listing information: Fawkham Manor, 1866-1867 by E B Lamb, was listed in 2020 at Grade II for the following principal reasons:

- Architectural interest: as a striking example of Victorian domestic architecture, reflecting a transition from the Gothic revival to a style informed by vernacular building traditions; for its quality of materials, detail and craftsmanship applied to picturesque massing; as a work which both typifies the idiosyncratic creativity of E B Lamb, and demonstrates his continuing inventiveness into the late stages of his career; an externally little-altered work by a significant architect of the C19.

- Historic interest: as one of E B Lamb's last architectural works and a highly personal one designed for his own occupation.

Materials: the walls are of knapped flint with buff and red brick dressings and the roofs are covered with horizontal stripes of red and black clay tiles with decorative ridge tiles and finials. The windows are iron-framed multi-paned casements.

10. The White House

The White House is a medium-sized Georgian house, said to date from 1722, and stucco (a type of render) now covers the brick façade, which has clearly been extended to the north. It was originally known as Hook House, then Russell's Farm, then Hook Farm. The lodge is now in some disrepair.

Historic England listing information: Built about 1722 and refaced in the early C19. Originally called Hook House, later Russell's Farm, later again Hook Farm. Two



The White House

storeys five windows, the two northern-most window bays possibly added. Hipped slate roof with wide eaves cornice. Sashes with glazing bars intact. The three southernmost window bays are flanked by pilasters and have a wide central porch up three steps, containing a door-way in moulded architrave surround with double doors of six fielded panels. Later bay window on the ground floor on each side of the porch. Late C19 verandah to the ground floor of the two northernmost window bays.

11. Gabriels



Gabriels

This is a modern name (circa 1950) for what used to be Cob (or Cobb) Cottage, which is believed to have had a thatched roof.

Historic England listing information: C17 timber-framed building refronted. Two storeys, ground floor timber-framed with infilling of red brick, first floor weatherboarded. Modern tiled roof half- hipped at one end. Two casements. External brick chimneystack to left hand side. Interior contains inglenook fireplace.

12. The War Memorial

The memorial consists of a rough-hewn Cornish granite Latin cross rising from a tapering plinth set on a York stone square base. The east face of the plinth is inset and bears the following inscription in raise lead lettering: "This cross is placed here in order that we may never forget [the names of the seven fallen] of this parish who died for our country 1914-18". An inset square panel has been carved on the same face at the base of the cross; this bears the inscription: George William Booker 1939-45. A second war memorial is sited with St. Mary's church.



Fawkham War Memorial

13. Brands Hatch Place

This was originally Brands Hatch Farm, and was in [West] Kingsdown. An account of its history is given in Zena Bamping's *West Kingsdown, The Story of Three Villages in Kent* (Tyger Press, 1991). The present house seems to have begun as a Georgian three-bay building (probably late 18th/early 19th century), which was enlarged both upwards and to one side in the 1870s. It has been much altered since, and is now a hotel and spa.

Historic England listing information: Formerly Brandshatch House. Shown on Tithe Map of 1842. Three storeys red brick. Hipped slate roof with projecting wing with 3 light canted bay through 2 floors. Three other sashes all with stone architraves and dressings. Glazing bars. Modillion eaves cornice.

Wooden verandah to ground floor of set back portion. Right hand side has ornamental mid C19 glass and iron conservatory.



Brands Hatch Place

Further details and photographs of the listed buildings can be found here:
<https://fawkhampc.org.uk/history/notable-buildings/>

Conservation Area

Baldwins Green Conservation Area covers some 2.8 hectares and contains one Grade 1 listed building. It was designated in 1992, with an appraisal adopted by Sevenoaks District Council in 2003; the Council has confirmed it has no plans for a reappraisal. The location of the conservation area can be seen at Appendix 1.

The conservation area includes Valley Road, with the Norman church, cemetery and associated grounds on the eastern side and to the west the buildings of Churchdown Farm and the private residences of The Shaws [now Beech House] and Laurel Bank.

The development of the area has given rise to a small number of buildings from different periods each with its own architectural style. A variety of building materials and finishes have been used and most buildings retain their locally distinctive character, for example, Beech House and Laurel Bank are constructed of flint with brick relief to the openings, brickwork quoins and bands of horizontal brickwork.



Beech House and Laurel Bank



Baldwins Green Conservation Area, looking west to Churchdown Wood

St Mary's church and its setting have the greatest visual impact on the conservation area¹. This ancient building is enclosed to the west by mature trees and hedgerows and is accessed by an attractive lych gate. The boundaries of hedges and trees, the church and its setting and the views beyond the designated area give the conservation area a strong rural character. The setting of the conservation area is critical to the character of the area with unspoiled rural views available, particularly from the church and its surrounds, with the Conservation Area Appraisal stating, "The car park encourages observers to stop and admire the superb views of the Church, houses and the countryside beyond".

Baldwin's Green itself is a small triangle of open space at the junction of Castle Hill and Fawkham Road. It is subject to the protection under section 9 of the Commons Registration Act 1965, as found on 28.3.1979 by the Commons Commissioner.



Baldwins Green Conservation Area, looking north

Baldwins Green Conservation Area Appraisal Supplementary Planning Guidance document can be found at Appendix 2.

¹ Baldwins Green Conservation Area Appraisal

Area of Archaeological Potential

As shown by the map in Appendix 3, the entire Parish is an area of multi-period archaeological potential, reflecting the early history of man's occupation of the area. The Kent Historic Environment Record (HER) identifies archaeological evidence for this, including crop marks of prehistoric enclosures on the western side of the parish; Romano-British burials in the south; and the site of a medieval manor house next to the church. Further details of the HER entries are given below. Extant medieval buildings are also highlighted on this map.

Non-designated Heritage Assets

There are currently no non-designated heritage assets within the Parish recognised by Sevenoaks District Council. However Kent County Council maintains the Kent Historic Environment Record which includes one unlisted building, ten archaeological sites and nine cropmarks and other features:

Unlisted Building in the Kent Heritage Environment Record

TQ 56 NE 213 Fawkham National School, Valley Road built c1835

Archaeological Sites

TQ 56 NE 1	1 ST Century AD Roman Farmstead at Eastwood Farm excavated 1957-1961 by Philp
TQ 56 NE 9	Medieval Manor (site of and next to Church) excavated 1964-6 & 1997-2005
TQ 56 NE 29	1 st century AD Romano-British ditch or pit with pottery at TQ597 689, Philp 1971 (w of Salts Farm)
TQ 56 NE 31	Romano British pottery found in plough soil at TQ 577 653 reported in AC 88 (1973) p219
TQ 56 NE 35	Saxon Book Clasp found at Speedgate reported by Plumstead Museum
TQ 56 NE 36	Mesolithic Implements found at Speedgate House now in Dartford Museum
TQ 56 NE 39	Probable Iron Age pit at TQ5898 6938 reported by Walsh KAR 24 (1970) p113
TQ 56 NE 42	Medieval Chapel (site of) (east of Church and perhaps part of TQ 56 NE 9)
TQ 56 NE 74	Possible Manor Site at TQ585 655 reported in AC 92 (1976) p10
TQ 66 NE 3	Iron Age Pit and finds discovered in 1931 at Old Downs reported in AC 51 (1939) p204

10 Entries

Cropmarks and Other Features

TQ 56 SE 22	Earthwork at TQ5890 6476 reported in AC 78 (1963) p57
TQ 56 NE 10	Cropmarks of a banjo enclosure in a field west of Salts Farm reported in AC 49 (1935) p241
TQ 56 NE 18	Post medieval boundary at TQ5803 6701 observed during gas pipe operations 2010
TQ 56 NE 45	Cropmark of rectilinear feature at TQ5813 6594 opposite Speedgate House in aerial photograph
TQ 56 NE 183	Cropmark of a rectangular enclosure at Fawkham Green showing on Google Earth
TQ 56 NE 184	Cropmark of a ring ditch, south of Gay Dawn Farm in aerial photograph of 1990

TQ 56 NE 192	Raised linear feature south west of Fawkham Green showing on Google Earth
TQ 56 NE 202	Cropmark of a ring ditch to west of Churchdown Wood showing on Google Earth
TQ 66 NE 14	Boundary Bank in Bramblefield reported by W Proudfoot in 1951

Nine entries

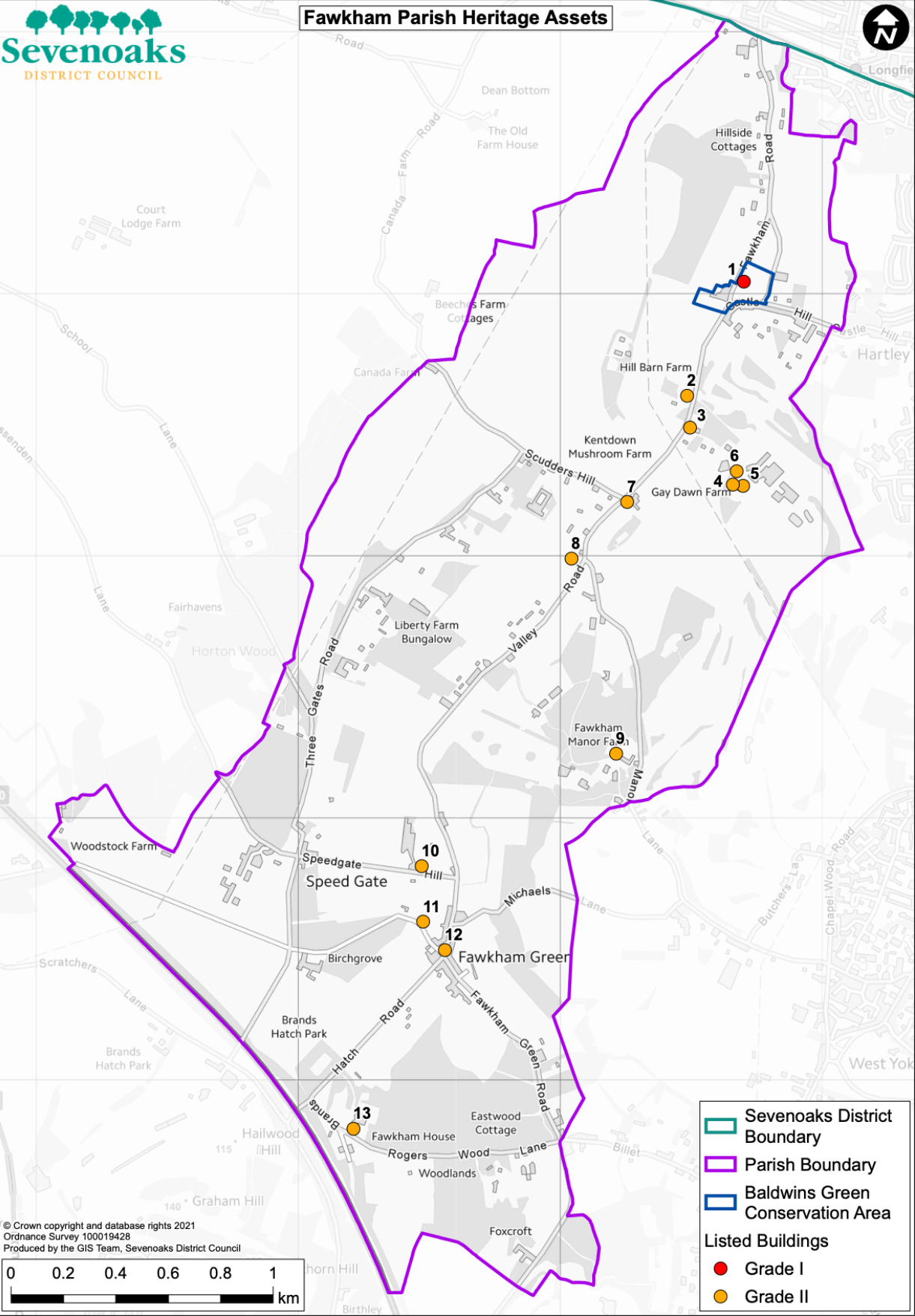
In addition, Fawkham Parish contains several other buildings/features which are of local architectural and historic interest and/or make a significant contribution to the character and appearance of the Parish. These assets, while not on the statutory list of buildings that are of national significance, make a valuable contribution to distinctiveness of the Parish and should be considered for inclusion on a “Local List” of non-designated assets for the Parish.

Sevenoaks District Council has so far only adopted a “Local List” for Sevenoaks town.

A “long list” of potential non-designated assets has been compiled as part of the Neighbourhood Plan process and a project has been proposed to take forward the assessment of these for their inclusion on a “Local List” of non-designated assets for the Parish.

**Fawkham Neighbourhood Plan Steering Group
February 2022**

Appendix 1: Map showing Heritage Assets



Map showing Heritage Assets - Key to numbering:

Label	HE List Entry No.	Date Listed	Address	Grade	Description	HE URL
1	1238236	01/06/1967	St. Marys Church, Valley Road, Fawkham, Kent,	I	CHURCH OF SAINT MARY	https://historicengland.org.uk/listing/the-list/list-entry/1238236
2	1238541	22/10/1982	The Old Rectory, Valley Road, Fawkham, Kent, DA3 8LX,	II	THE RECTORY	https://historicengland.org.uk/listing/the-list/list-entry/1238541
3	1238493	22/10/1982	Cross House, Valley Road, Fawkham, Kent, DA3 8LX,	II	CROSS HOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1238493
4	1274170	22/10/1982	Pennis House, Pennis Lane, Fawkham, Kent, DA3 8LZ,	II	PENNIS HOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1274170
5	1274297	22/10/1982	Pennis Farm, Pennis Lane, Fawkham, Kent, DA3 8LZ,	II	PENNIS FARMHOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1274297
6	1238237	22/10/1982	Pennis House, Pennis Lane, Fawkham, Kent, DA3 8LZ,	II	GATE PIERS AND RAILINGS TO NORTH OF PENNIS HOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1238237
7	1274298	01/06/1967	Scudders, Valley Road, Fawkham, Kent, DA3 8LX,	II	SCUDDERS	https://historicengland.org.uk/listing/the-list/list-entry/1274298
8	1238239	01/06/1967	Court Lodge, Valley Road, Fawkham, Kent, DA3 8LX	II	COURT LODGE	https://historicengland.org.uk/listing/the-list/list-entry/1238239
9	1472809	24/11/2020	Fawkham Manor Hospital, Manor Lane, Fawkham, KENT, DA3 8ND,	II	FAWKHAM MANOR AND A PAIR OF GATES TO HE WEST OF THE HOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1472809
10	1238473	22/10/1982	White House Farm, Speedgate Hill, Fawkham, Kent, DA3 8NJ,	II	WHITE HOUSE FARMHOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1238473
11	1238238	22/10/1982	Gabriels, Sun Hill, Fawkham, Kent, DA3 8NU,	II	GABRIELS	https://historicengland.org.uk/listing/the-list/list-entry/1238238
12	1469601	21/04/2020	Fawkham War Memorial, Village Green, Valley Road, Fawkham, Kent	II	FAWKHAM WAR MEMORIAL	https://historicengland.org.uk/listing/the-list/list-entry/1469601
13	1238312	23/04/1982	Brands Hatch Place Hotel, Brands Hatch Road, Fawkham, Kent, DA3 8NQ,	II	BRANDS HATCH PLACE	https://historicengland.org.uk/listing/the-list/list-entry/1238312

Appendix 2: Baldwins Green Conservation Area Appraisal

[separate pdf file]

Baldwins Green

Conservation Area Appraisal



SUPPLEMENTARY PLANNING GUIDANCE



December 2003

