



**HISTORIC BUILDING RECORDING OF  
WELLS CROOPER COTTAGE,  
FROGHOLE LANE, CROCKHAM HILL,  
KENT**

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## **1.0 INTRODUCTION**

1.1 In January 2017 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of Wells Crooper Cottage, Froghole Lane, Crockham Hill, Kent (Figure 11). The building is presently unoccupied and is undergoing development and repair.

1.2 The building recording was carried out on 11<sup>th</sup> January 2017 in accordance with a Level 1 survey as detailed in the English Heritage 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*.

This is essentially a visual record. Historic England guidelines suggest that written information should be the minimum 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.

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

1.4 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.

1.5 A review of Historic OS mapping has been made (Figures 3-10) and the Pevsner Architectural Guide (*Kent, West and the Weald 2012*) was consulted as was the National Heritage Register for England.

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

## **2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND**

2.1 Location

Wells Crooper Cottage is located upslope on the north side of Froghole Lane and the cottage faces south and downslope to extensive views of Kent and beyond (Plate 8). It is situated to the east of Crockham Hill and to the south of the B2026. The estate of Chartwell is located two miles to the north-east, and 200m to the west are located fresh water springs and beyond is the fresh water stream called the Kent Brook. The location is not known for its archaeological remains but 400m to the west is the supposed location of two 13<sup>th</sup> century pottery kilns as yet unidentified on the ground. The OS location of Wells Crooper Cottage is NGR 544895 159 973 (Figure 11).

## 2.2 Setting

Wells Crooper Cottage is located within an area that is predominately rural but the area has a suburban feel to it with residential properties close by and these include 'Ivy Cottage' to the east, 'Spark Haw' to the south-west and 'Harman's Orchard' to the south-east. The cottage itself is set on a steep N S slope and to the north of a tarmac lane called Froghole Lane that allows access to the property. The OS height on site is about 164m 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 Statutory Designation

Wells Crooper Cottage is not listed but adjacent properties are. To the east 'Ivy Cottage' is designated a Grade II listed building dating from 1500AD to 1599AD (TQ 45 SW 156). To the west 'Buttles Steps Cottage' is a Grade II listed building dating from 1550AD to 1975AD (TQ 45 SW 157) and to the north is 'Froghole Farmhouse' a Grade II listed building dating from 1450AD to 1599AD (TQ 45 SW 144).

## 2.4 Significance of the Building

The significance of the building lies in its contribution to the rural scene with its much rebuilt core probably dating back to the late 18<sup>th</sup> century and is likely to be contemporary with the adjacent properties.

## 2.5 Historic Background

A rapid map assessment of OS historic mapping shows that in 1869 the building was part of the curtilage of Ivy Cottage (Field 712), and was likely to be the barn for that property. To the west is an odd shaped triangular extension no doubt to accommodate the steep slope and of an unknown use (Figures 00).

The OS map of 1897 shows that the building was still part of Ivy Cottage but the extension to the west has been rebuilt into a circular building- likely to be a small oast with attached rectangular building to the west (Figure 3).

By 1909 the oast extension had been altered with the circular oast removed leaving the rectangular building to the west detached. 'Ivy Cottage' is now a separate landholding from 'Wells Crooper Cottage' with the boundary fence clearly marked on the map. In addition a rectangular extension has now been built to the rear of the main building (Figure 5).

The 1936 OS map shows the circular building between the main building and the rectangular building to the west has been rebuilt and by 1964 the property is called 'Wells Cooper Cottage' (Figures 6 & 7).

## 3. DESCRIPTION OF THE BUILDING

### 3.1 Exterior

The building is a 12 room single pile small residential cottage and is entered in the centre from the south, where rises a central staircase giving access to the five upper rooms. The overall length of the current building is 11.50m plus the outside diameter of the oast roundel at 3.35m. The width of the building including the rear extension but not including the front porch is 5.65m. The overall height is about 7.00m and to the gutter 5.00m. The height of the oast roundel is about 8.50m (Plate 2).

3.2 The building represents five principal phases of construction (Figure 1). Phase 1 of late 18th century date is represented by the rectangular core of the house and measures 10.00m in length and 4.50m in width. This was built as a barn ancillary to the main house located upslope and to the east and now

called 'Ivy Cottage'. 'Ivy Cottage' was probably a smallholding with two separate barns (Wells Crooper Cottage was one) and a well.

3.3 By the 19<sup>th</sup> century (and before 1869) the barn had been transformed into an oast house with the build of an attached circular kiln and additional small barn (Phase2).

3.4 The 3<sup>rd</sup> phase dates from the late 19<sup>th</sup> century (1869-1897) with the removal of the brick kiln, either by accident or design and the partitioning off of 'Wells Crooper Cottage' to a separate property. From this point in time additional extensions were added to the main building including rebuilding the oast kiln as a folly, inserting the central staircase and adding a kitchen extension to the east with a cat slide roof and porches both to the front and the rear which are all Phase 4 (early 20<sup>th</sup> century before 1909). Of interest is that no central chimney stack was added but a chimney stack located on the east end wall with an open fire to the interior of the property and an exterior fireplace which suggests there was originally where the late 20<sup>th</sup> century kitchen (Phase 5) is situated an earlier build bake house and laundry room (Phase 2).

3.5 The main building representing Phase 1 is of two storeys built on the ground floor with random stone block construction of late 18<sup>th</sup> century build (Phase 1) embellished later with the window surrounds and corners with mid 19<sup>th</sup> century buff red and overfired grey bricks. The windows are simple side hung six-paned timber casement windows to the rear and eight-paned to the front, although the front two upper casement windows on the south facing facade are steel Crittall windows. The roof construction of a sloped roof, double-hipped and laid with Welsh slates and hipped on all corners with red terracotta hip tiles. The exterior upper storey facade is hung with vertical Kent peg tiling (Plate 3).

3.6 The various brick extensions are of early to late 20<sup>th</sup> century date (Figure 1) and include the front porch which measures 2.75m in length and 1.10m in width. Entrance is through a traditional timber six-paned and panelled timber door and is lit by a double casement eight-paned window. The roof is of a single 45 degree sloping roof tiles with Kent peg tiles (Plate 5).

3.7 The rear brick extension is of similar construction and lit by a double set of eight-paned fixed windows sat on a tongued and grooved wooden boarded panel (Plate 6).

3.8 The kitchen extension dated to the 19<sup>th</sup> century (Phase 2) but rebuilt is constructed of random stone blocks roofed by a single 'cat slide' roof tiled with Kentish peg tiles and with the later addition (Phase 5) of a outside toilet block-brick built and lit by a small single two-paned window and now converted to a rear entrance to the kitchen (Plate 6).

The oast roundel located at the western end of the building is constructed of random stone blocks and tiled with Kent peg tiles and is lit by two windows on the south elevation, the upper double nine-paned casement window sits above the ground floor double 20-paned casement window dating from Phase 2 but rebuilt (Plate 7). The garage adjacent is of modern construction on an earlier foundation dating to the late 19<sup>th</sup> century (Phase 3 and Plate 11).

#### **4. INTERIOR**

4.1 The interior of the building extends to two floors (Plates 12-14). Four main phases of development are evident in the structural arrangement of the building with the earliest being the central core of the house (Phase 1).

4.2 The 'Kitchen' (Figure 1) is located in Phase 3 and measures internally 2.15 x 3.50m (Plate 9). In the centre of the west wall a simple panelled wooden door painted white which leads to the 'Dining Room'.

4.3 The 'Dining Room' is located in Phase 1 and measures internally 4.00m x 3.50m. The room is lighted by one of the casement windows and heated by an original fireplace recess. The walls are plastered and painted, the ceiling lathe and plaster and the floors covered in tile. Apart from the kitchen entrance there are two other simple panelled white painted wooden doors, one leads to the front porch, the other to the 'Living Room' (Plate 16).

4.4 The 'Living Room' is located in Phase 1 and measures internally 6.50m x 3.50m. It is lit by the front elevation double casement window and accesses the interior space of the oast roundel (Plate 12).

4.5 Upstairs the 'Landing' leads into three 'Bedrooms', and one 'Bathroom'. The attic was not accessible and no details of roof construction were available.

## **5.0 DISCUSSION**

5.1 A review of the proposed alterations to the building suggest the building works are going to impact on the postulated 18<sup>th</sup> century (Phase 1) core of the building. The rear ground floor wall is to be demolished and steel beams inserted to enable an 'open space' living area incorporating a new kitchen and dining room area. In addition the 19<sup>th</sup> century kitchen (Phase 2) is to be demolished and replaced with a parking space and rear entrance.

To the rear of the building substantial excavation is proposed to enable the build of store rooms and oil tank facility. To the west the 19<sup>th</sup> century (Phase 3) garage is to be demolished.

The proposed works will impact on historic structure and it is recommended that a Watching Brief during the demolition take place to enable recording of exposed historic structure. In addition it is recommended that a Watching brief to be in place during the site reduction to the rear of the premises to enable any archaeological items of interest to be investigated and recorded.

## **6.0 PARAMETERS**

5.1 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 'NEWS'.

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 11<sup>th</sup> January 2017 and photographs can be seen in the following Plates.

Paul Wilkinson PhD., MCifA., FRSA

17/02/2017

## 6. References

English Heritage, 2006 *Understanding Historic Buildings: a guide to good recording practice*

The National Heritage List for England (accessed 22<sup>nd</sup> January 2017)

Institute of Field Archaeologists, *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2008).

Pevsner Architectural Guide (*Kent, West and the Weald* 2012)

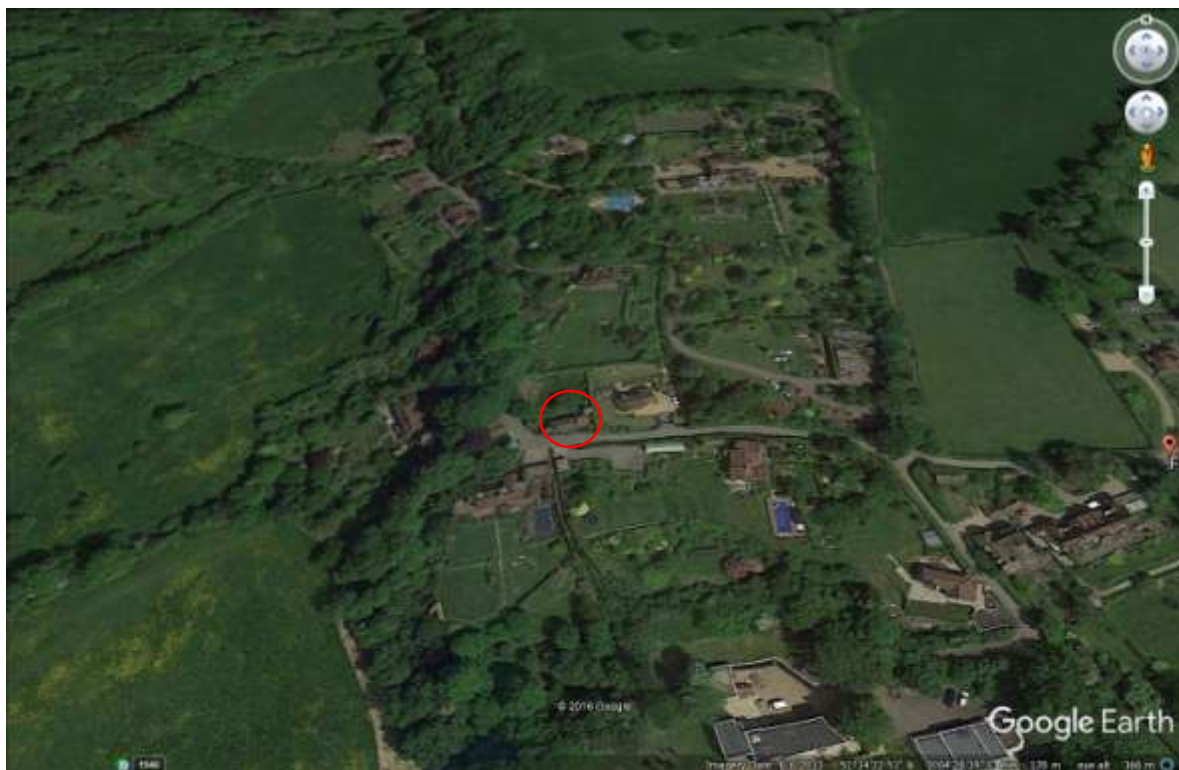


Plate 1. Location of Wells Crooper Cottage (looking north)



Plate 2. Front elevation



Plate 3. Close up view of front elevation



Plate 4. Side view of front elevation (looking west)



Plate 5. Rear view (looking west)



Plate 6. Rear view of kitchen (looking south)



Plate 7. Rear view of oast roundel (looking SW)



Plate 8. Rear view (looking south towards the Weald)



Plate 9. Rear view (looking east) and Plate 10 view of oast (looking NE)



Plate 11. View of garage (looking NE)



Plate 12. Interior view of oast roundel



Plate 13. View of interior bathroom and Plate 14 ground floor view of Dining Room doorway





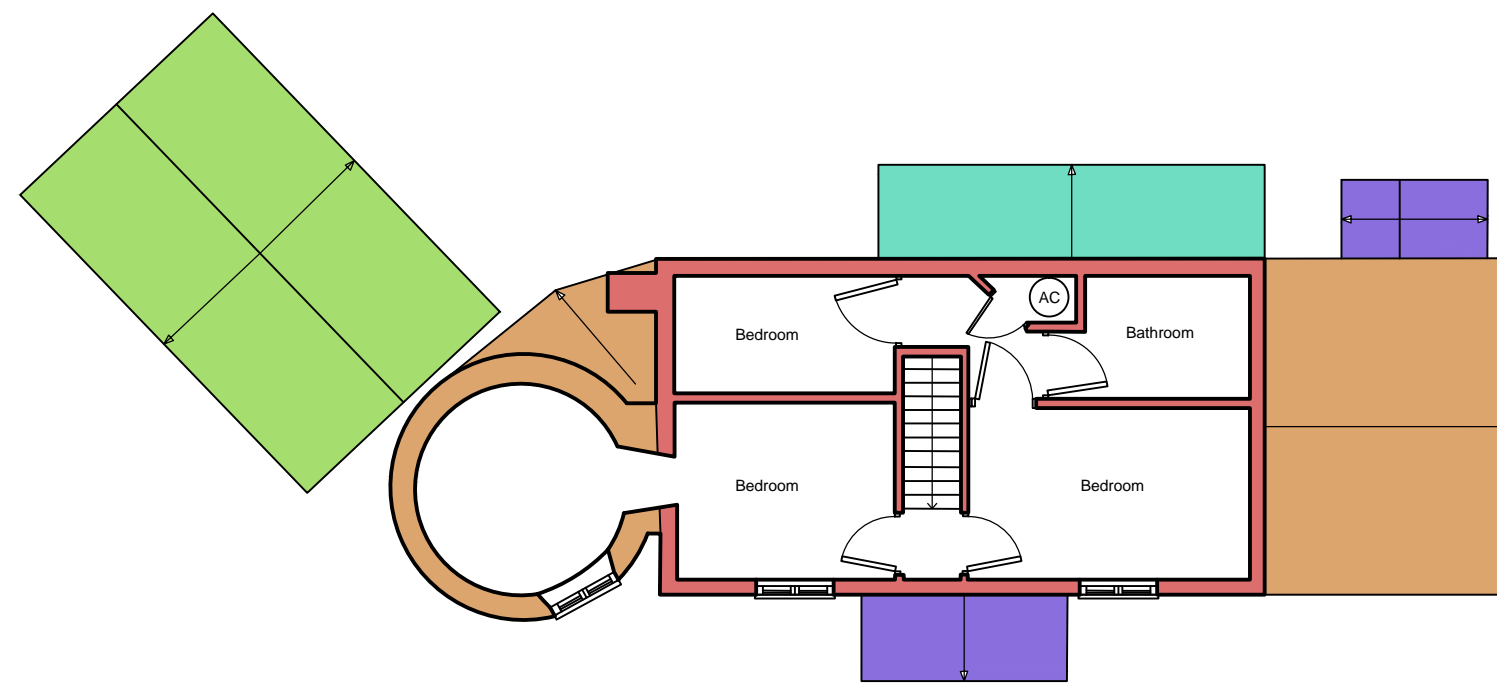
## Appendix 1

### HISTORIC BUILDINGS SURVEY: Summary Sheet

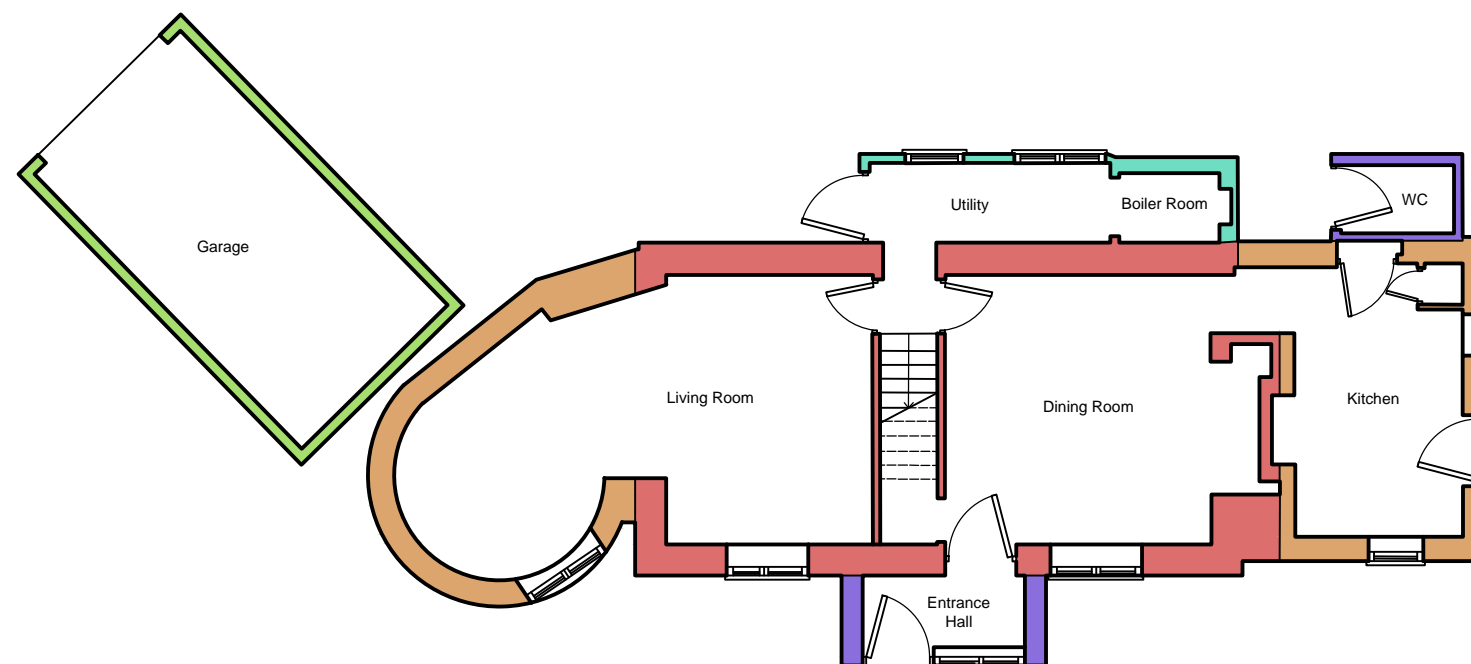
<b>Property Name</b> Wells Crooper Cottage	<b>Address</b> Froghole Lane, Crockham Hill, Kent	<b>Building Name</b> Wells Crooper Cottage
<b>Property/ Building Reference</b>	<b>OS Grid Reference</b> NGR 544895 150973	<b>Surveyor/Date of Survey</b> Paul Wilkinson 11 <sup>th</sup> January 2017
<b>Category</b> Residential	<b>Original Use</b> Residential	<b>Current Use</b> Residential
<b>Date(s) of Construction</b>  The building represents three principal phases of construction. Phase 1 of late 18th century date is represented by the rectangular core of the house. Phase 2 is late 19 <sup>th</sup> century, Phase 3 is early 20 <sup>th</sup> century and Phase 4 is mid 20 <sup>th</sup> century.	<b>Statutory Designation (s)</b>  n / a	<b>HER Reference</b>  n/a
<b>Walling Materials</b> Wall construction is of brick	<b>Roofing Materials</b> Slate and peg tiles	<b>Flooring Materials</b> timber
<b>Description:</b> The building is a 11 room single pile small residential cottage and is entered in the centre from the south, where rises a central staircase giving access to the five upper rooms. Dating from the late 18 <sup>th</sup> century the building was transformed from a barn to an Oast House in the late 19 <sup>th</sup> century with a kitchen addition in the early 20 <sup>th</sup> century and more lobby additions in the mid 20 <sup>th</sup> century,		
<b>Architectural/Historic Significance:</b> The building is significant as part of the rural group showing how the small holding 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 apart from the roof space.		
<b>Additional Information Sources for this Building (s):</b>		

## Appendix 2

Shot No.	Camera Facing	Description
1	N	General aerial view of the site
2	N	General view of the house
3	N	General close-up view of the farmhouse
4	W	Close up of side view
5	SW	General rear view
6	SW	Rear view of kitchen
7	W	View of oast
8	S	General view
9	SW	General view
10	SE	Detail of the oast
11	E	Detail of the garage
12		Interior view
13		View of the Bathroom
14		View of the staircase



FIRST FLOOR PLAN



GROUND FLOOR PLAN

**KEY:**

- Phase 1 - Late 18th century
- Phase 2 - 19th century; before 1869
- Phase 3 - Late 19th century; 1869-1897
- Phase 4 - Early 20th century; before 1909
- Phase 5 - Late 20th century; after 1960



**Figure 1: Existing phased floor plans of the Wells Crooper Cottage.**

PROJECT: Wells Crooper Cottage, Froghole Lane, Crockham Hill, Kent, TN8 6TD

DRAWING TITLE: Phased Floor Plans

SIZE AND SCALE: 1:100@A3

DATE: 07/02/2017

DRAWN BY: BARTOSZ CICHY

DRAWING NUMBER: 1

SITE CODE: WCC-BR17

REF. FILE: WellsCrooperCottage1.DWG

SWAT ARCHAEOLOGY

The Office: School Farm  
Oast, Graveney Road,  
Faversham, Kent ME13 8UP





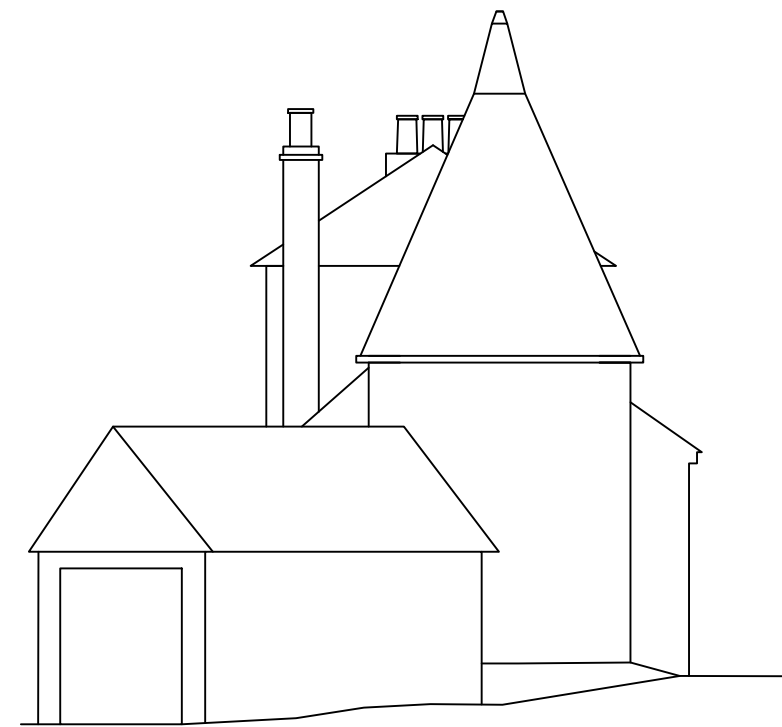
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



**Figure 2: Elevations of the Wells Crooper Cottage.**

PROJECT: Wells Crooper Cottage, Froghole Lane, Crockham Hill, Kent, TN8 6TD			SWAT ARCHAEOLOGY The Office: School Farm Oast, Graveney Road, Faversham, Kent ME13 8UP
DRAWING TITLE: Side views			
SIZE AND SCALE: 1:100@A3	DATE: 25/01/2017	DRAWN BY: BARTOSZ CICHY	
DRAWING NUMBER: 2	SITE CODE: WCC-BR17	REF. FILE: WellsCrooperCottage.DWG	



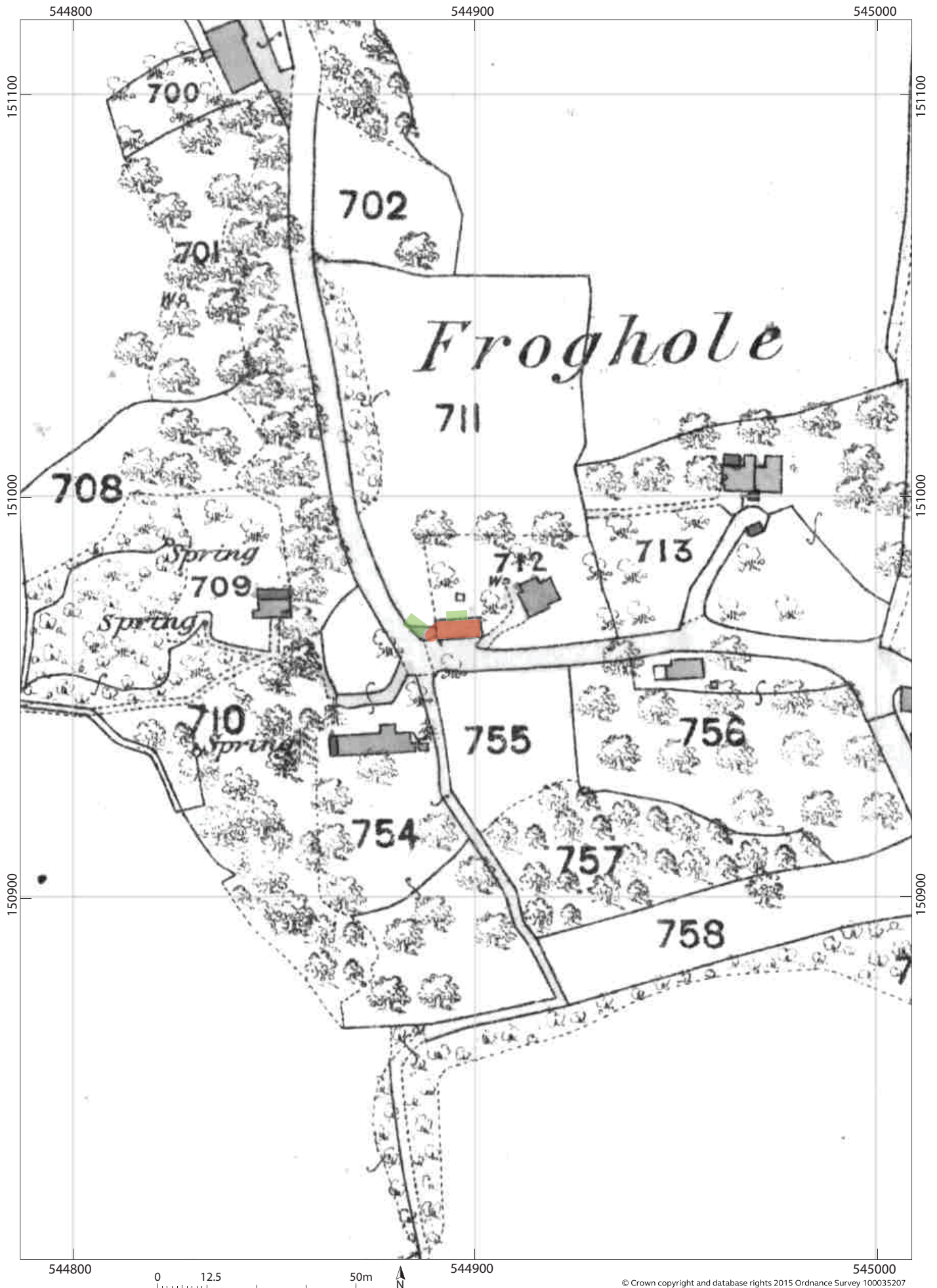


Figure 3: Historic OS 1869 map, scale 1:1250

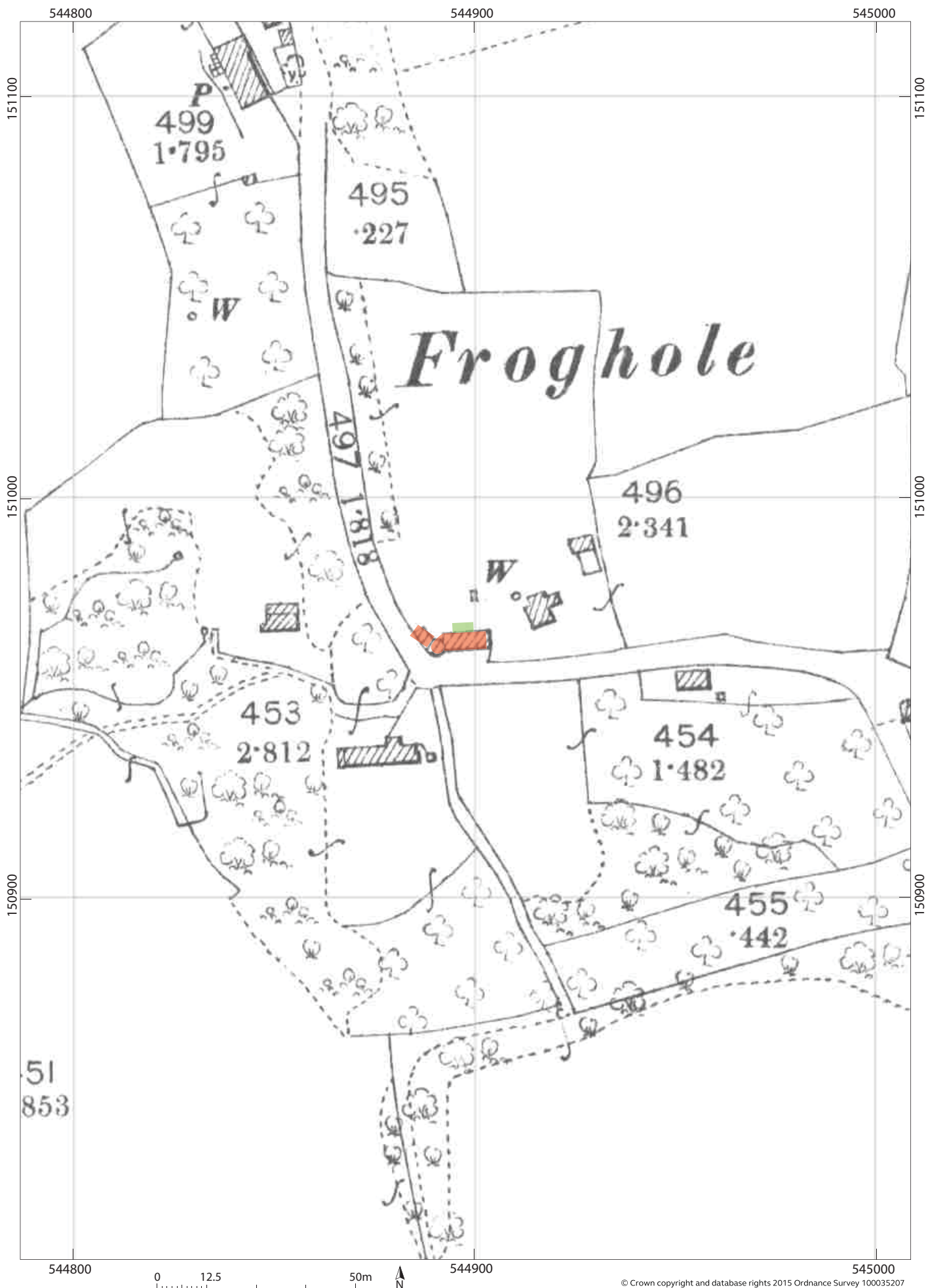


Figure 4: Historic OS 1897 map, scale 1:1250

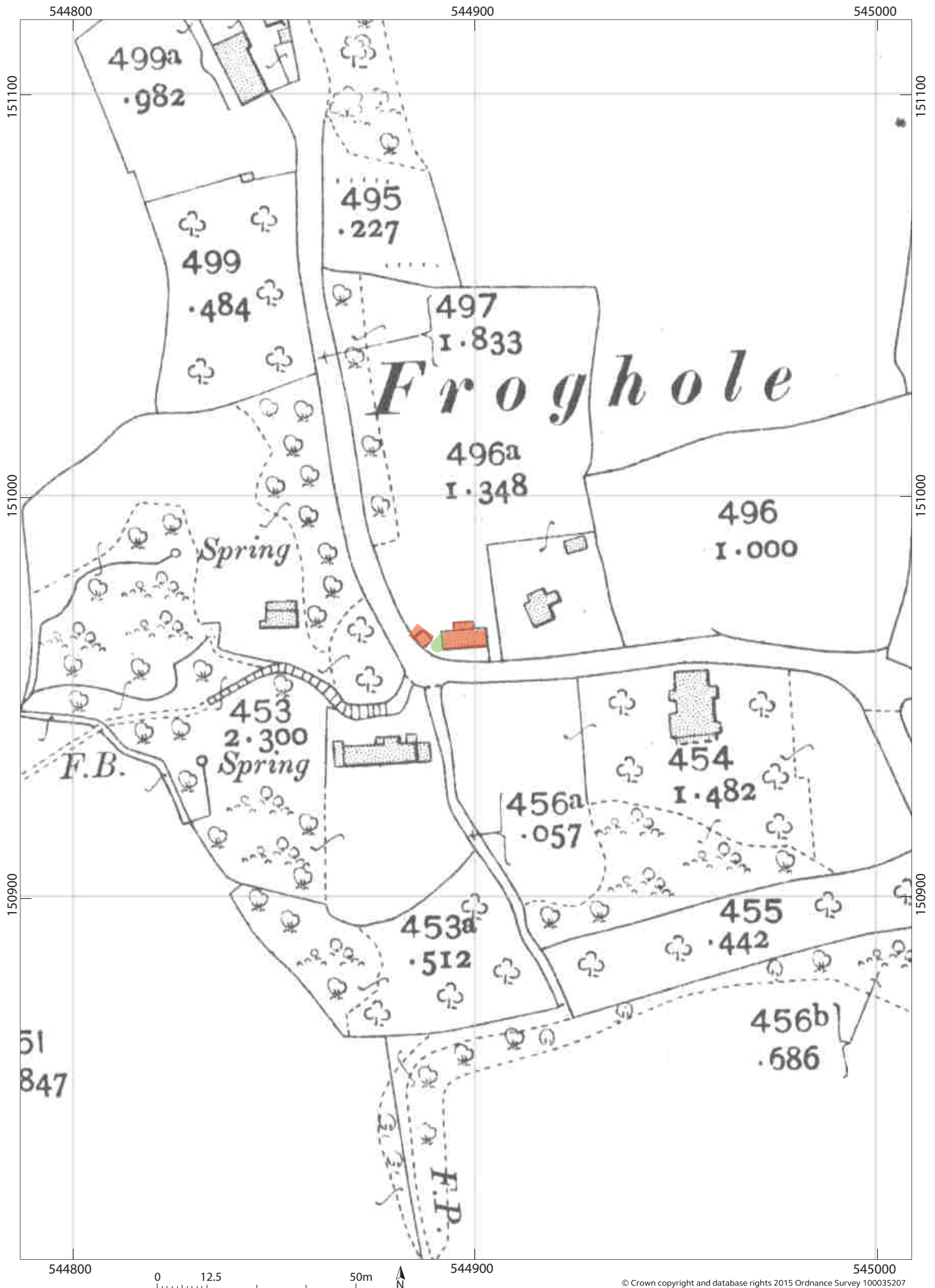


Figure 5: Historic OS 1909 map, scale 1:1250

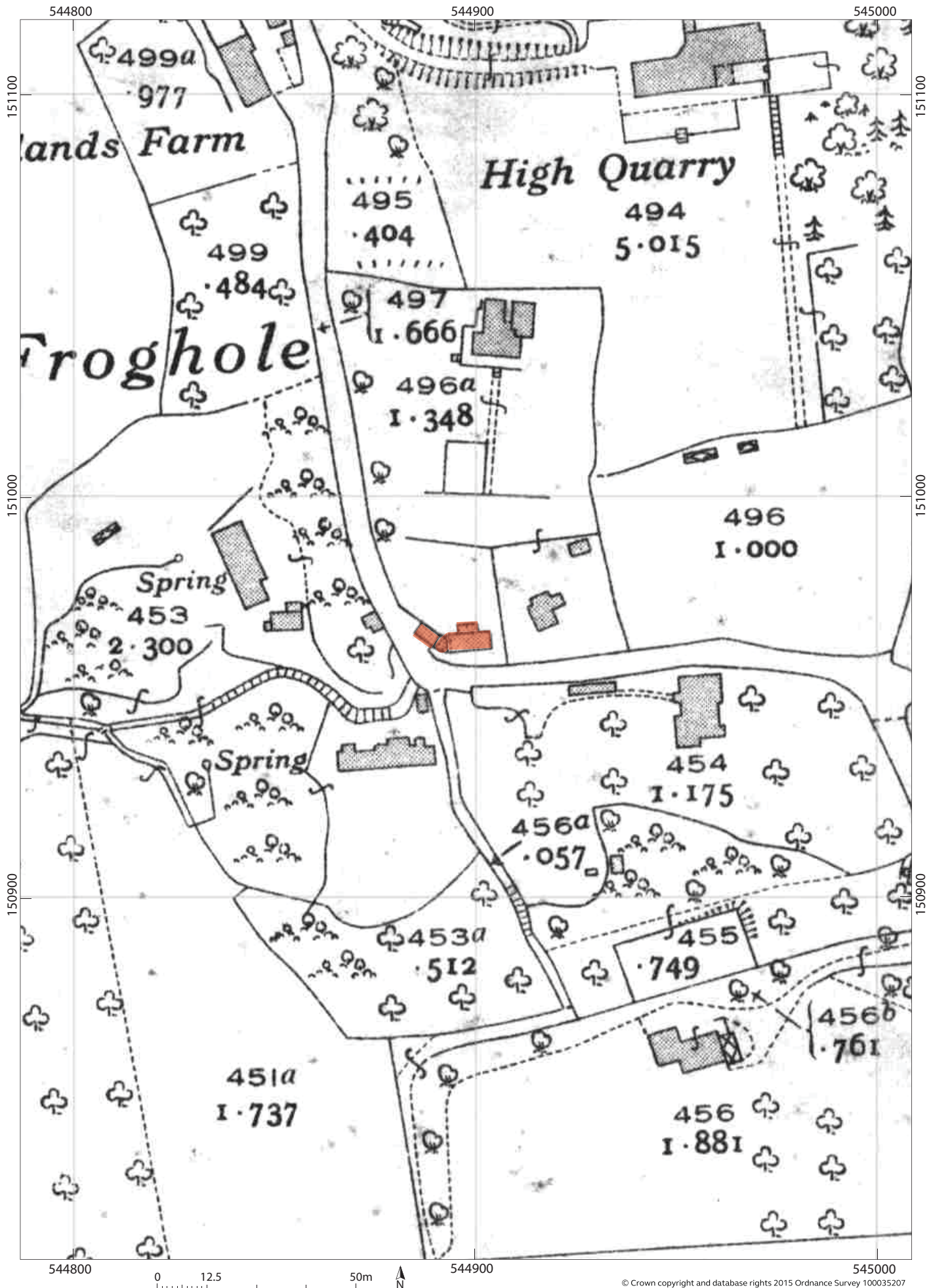


Figure 6: Historic OS 1936 map, scale 1:1250



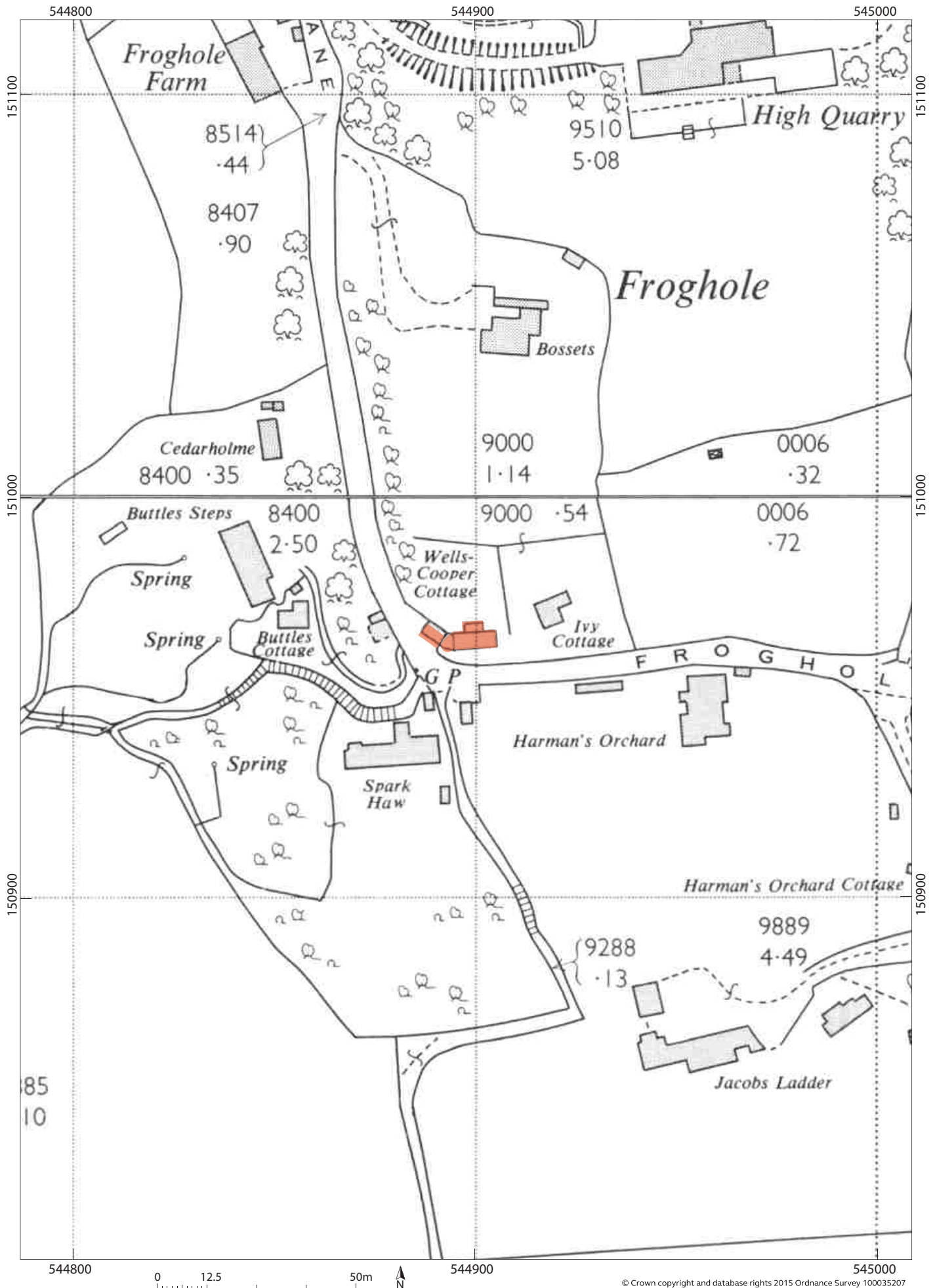


Figure 7: Historic OS 1964 map, scale 1:1250

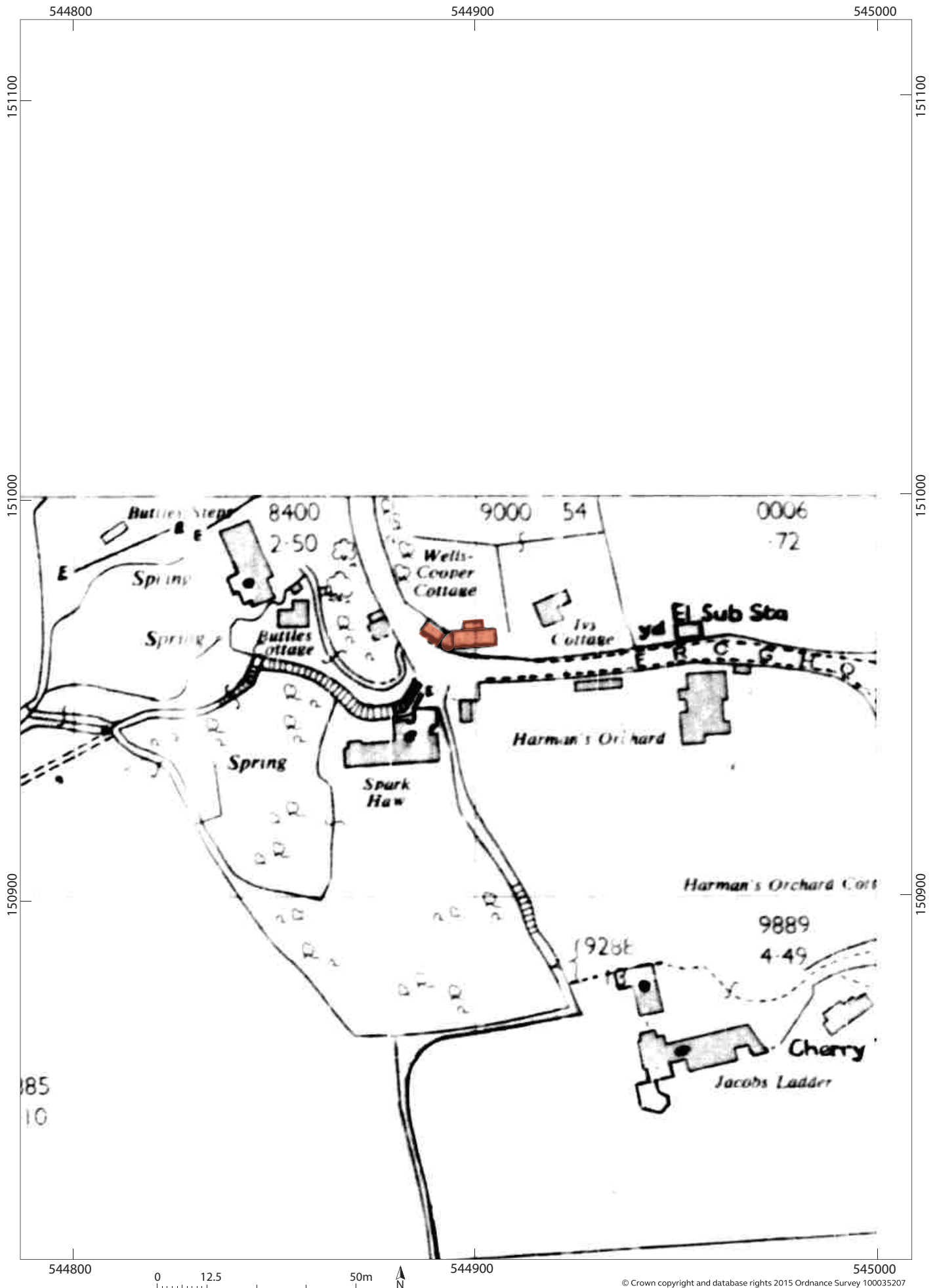


Figure 8: Historic OS 1978 map, scale 1:1250

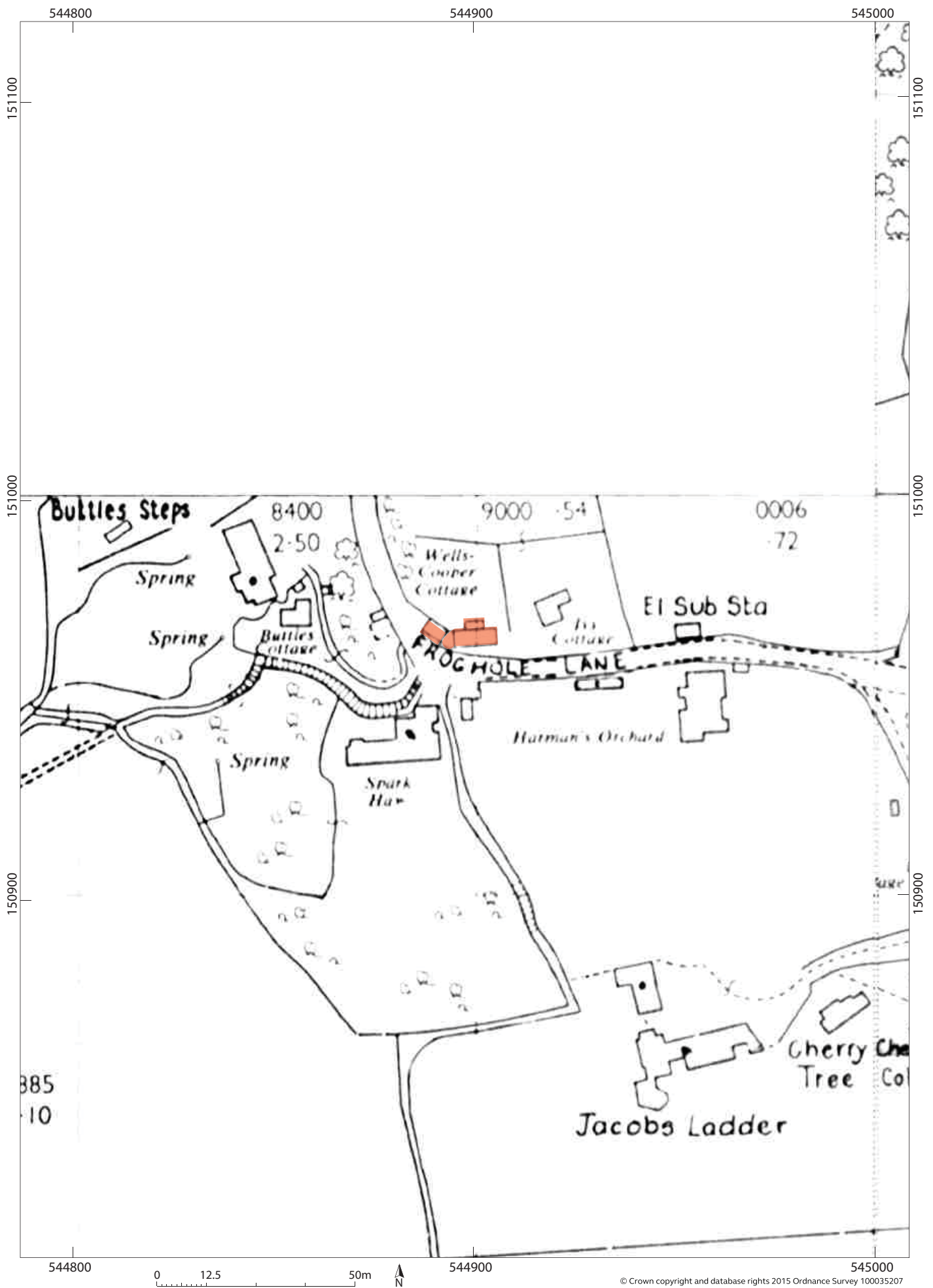


Figure 9: Historic OS 1985 - 1987 map, scale 1:1250

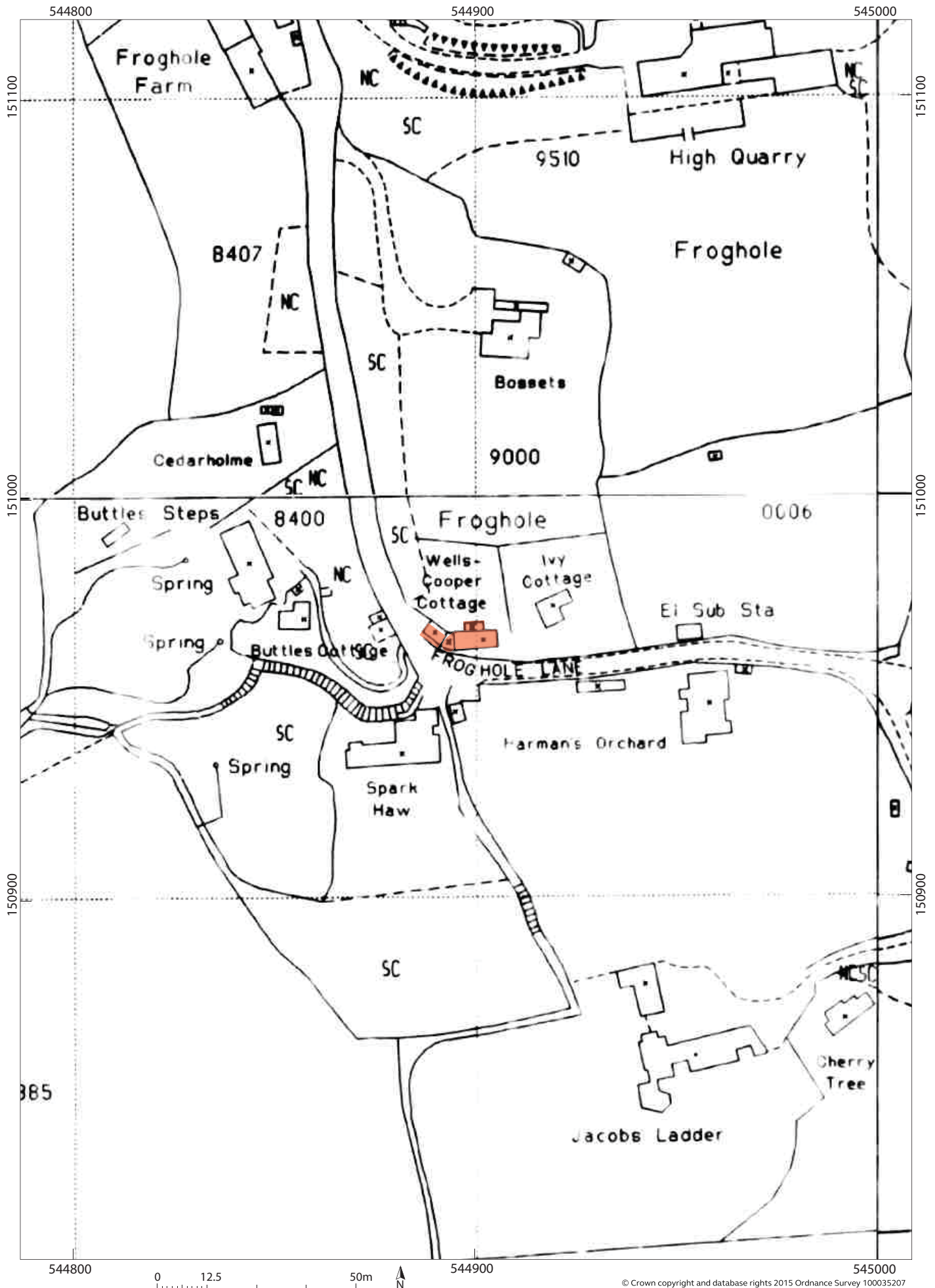


Figure 10: Historic OS 1992 map, scale 1:1250

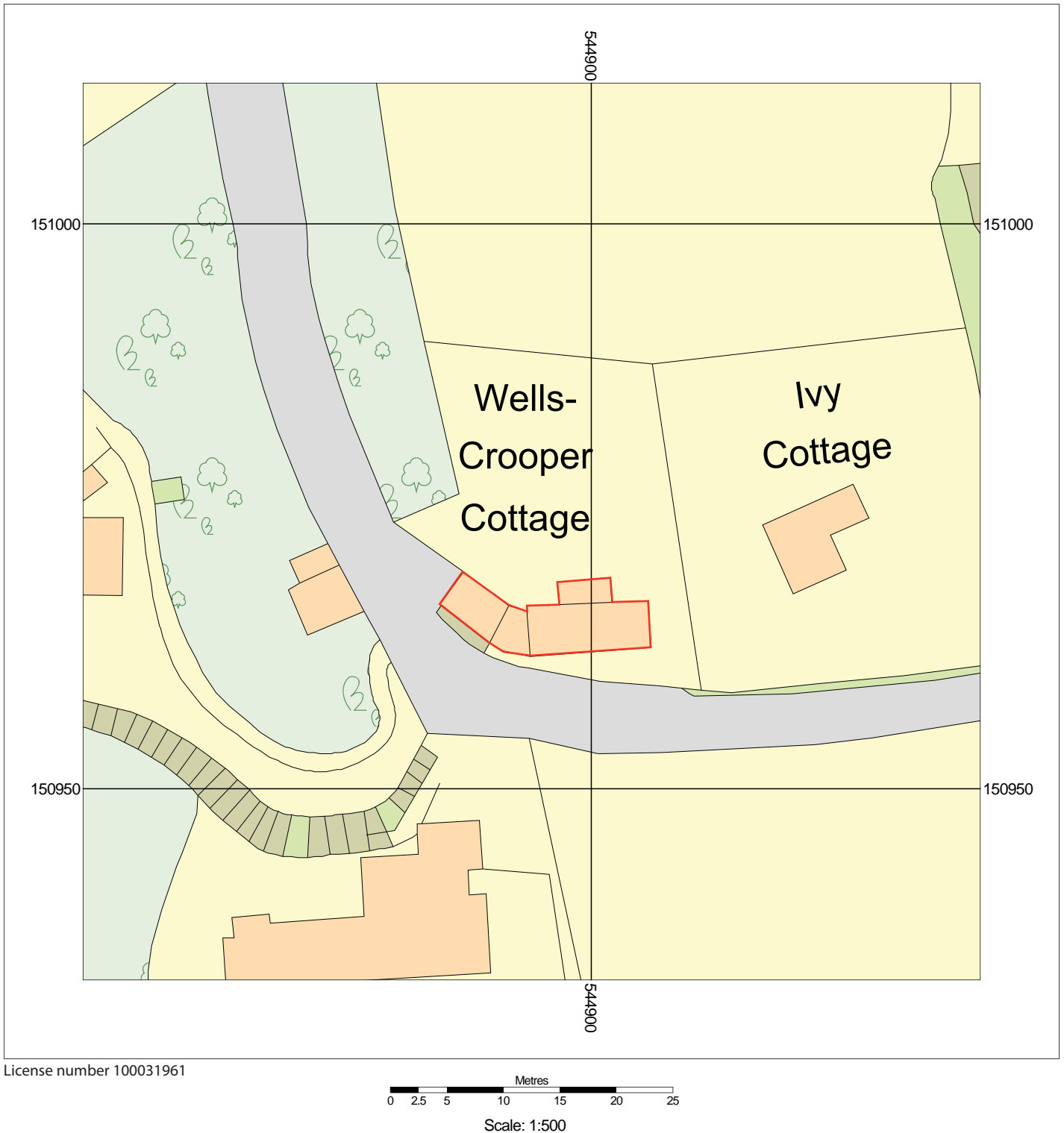


Figure 11: Building location in relation to Ordnance Survey 1:500 map