

HISTORIC BUILDING RECORDING AT
THE TOLL HOUSE, IDEN GREEN FARM,
GOUDHURST, CRANBROOK, KENT.
TN17 2PA

Date of report 28.12.2024

1.0	INTRODUCTION.....	PAGE 3
2.0	HISTORICAL/ARCHAEOLOGICAL BACKGROUND.....	PAGE 4
3.0	DESCRIPTION OF THE BUILDING.....	PAGE 6
4.0	PARAMETERS.....	PAGE 7
5.0	REFERENCES.....	PAGE 8

Front cover: Aerial photograph of the site (2013)

Appendix 1. Historic Building Survey Summary

24-013 Demolition plan

24-013 Existing site plan

24-013 Existing Toll House

24-013 Location plan

24-013 Proposed site plan

1.0 INTRODUCTION

In November 2024 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of the Toll House located at Iden Green Farm, Goudhurst, Cranbrook in Kent (Figures 1-3 and 24-013). The building is presently unoccupied and are about to undergo stripping out and demolition (Figure 4).

Following the planning application for the demolition of the Toll House and before the demolition of the Toll House and creation of replacement planting the County Archaeologist is requiring that a programme of building recording be undertaken in advance of any site works.

1.2 Planning background

The site has planning permission from Tunbridge Wells Borough Council (dated 10th September 2024) for the demolition of existing dwelling & creation of replacement dwelling. The Local Planning Authority's (Tunbridge Wells Borough Council) planning reference for the proposal is 24/01510/FULL.

The existing dwelling shall not be demolished until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording of the Toll House in accordance with a written specification and timetable which has been previously submitted to and approved in writing by the Local Planning Authority. The submitted details shall include provision for the final report (following the building recording) to be submitted to the both the Local Planning Authority and Kent County Council's Historic Environment Record database.

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

1.3 The building recording has been conducted in one phase:

Phase 1: Recording of the Toll House as existing to Level 2 (Plates 1-20).

1.3.1 This survey work and specification has been carried out in accordance with a Level 2 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).

1.3.2 In summary the work will consist of a basic descriptive report accompanied by digital images and annotated plans as appropriate.

1.3.3 The recording of these heritage assets 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.

1.3.4 Level 2 is an analytical record, and will comprise an introductory description followed by a systematic account of the buildings origins, development and use including 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 historic development. In summary the report consists of a Level 2 descriptive report of the building accompanied by digital photographs and annotated measured plans.

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

2.1 The site is located at Iden Green Farm which is listed on the KCCHER database as a regular courtyard farmstead with buildings on all four sides incorporating an L-plan element (MKE 82604). About 200m to the south-west is located Gill House a Grade II Listed building and a former oast (TQ 73 NW 309). The NGR to centre of site is NGR 574399 137505 and the OD height is about 105m aOD.

2.2 The site was shown to be occupied by the Toll House at the time of the earliest inspected historical Ordnance Survey map, dated 1870. The site appears to have remained largely unchanged until the late 1960s, when most of the agricultural buildings in the vicinity were demolished and new agricultural buildings were built in the central and west areas of the site (MAPS 1-3. Plates 1-20 and photo location Figure 2A).

2.3 The geology of the site according to the British Geological Survey is Tunbridge Wells Sand Formation- Sandstone and Siltstone interbedded. Superficial Deposits are not recorded.

2.4 The application site is at Iden Green Farm which is listed on the KCCHER database as a regular courtyard farmstead with buildings on all four sides incorporating an L-plan element (MKE 82604). About 200m to the SW is located Gill House a Grade II Listed building and a former oast (TQ 73 NW 309).

2.5 The KCC HER entry for Iden Green Farm is as follows:

FARMSTEAD (Post Medieval - 1800 AD to 1800 AD)

Full description

Type: A dispersed multiyard plan farmstead that survives but has been completely altered. Large modern sheds built on the site of a historic farmstead that may have destroyed the original buildings or obscured them (MKE 83020).

2.6 Statutory Designation

The Toll House is not listed.

2.7 Significance of the Buildings

The significance of the building is that it is a survivor of a typical Toll House built by a Turnpike Trust during the late 18th and early 19th centuries. In 1840 according to the Turnpike Returns in Parliamentary Papers there were about 5,000 tollhouses operating in England and these were sold off in the 1880's when the turnpikes were closed.

2.8 Setting

The PDA (Proposed Development Area) comprise a derelict Toll House situated on the north side of the A262 road at Iden Green in Kent (Figures 1, 2). The site to the north is currently occupied by numerous modern agricultural buildings associated with Iden Green Farm (Plates 1-22).

2.9 Historic Background

2.9.1 The Ordnance Survey (OS) map of 1871 show the Toll House (red arrow) with some clarity with Iden Green Farm just to the north (MAP 1).

2.9.2 The OS map of 1897 shows the Toll House with a bay facing north and away from the road and Iden Green Farm with its farmhouse, barns and oast houses (MAP 2).

2.9.3 The OS map of 1907 shows change with the Toll House now intruding into the toll road and a large agricultural building adjacent to the Toll House (MAP 3).

2.9.4 The scaled site plan shows the location and ground floor with an external door on the east façade and an external door on the south façade leading out to the road and into the main room of the building with fireplace and two adjoining rooms (Figures 1-4).

2.9.4 The aerial photograph of 1946 shows no change to the buildings but does allow us to describe the buildings more fully with roof details and routes of access (AP 1).

2.9.5 The aerial photograph of 2008 shows the existing Toll House surrounded by modern farm buildings (AP 2).

3. DESCRIPTION OF THE BUILDING

3.1 The building measures 6m by 13m and is of single storey construction of brick laid in a Flemish pattern with some of the header bricks overfired to give a colour contrast to the red brick stretchers (Plates 1, 2, 3, 4 and photo location). The pattern is not regular as the bricklayer had tended to take advantage of the variations in colour produced by the firing variables in the brick kiln (Plate 5).

The roof is hipped and built originally of squared up oak rafters with the purlins laid on the back of the principal rafters. There are a number of modern repairs with timber plates and

joists (Plate 6, 7). The timber-framed roof is laid with Kent clay peg-tile fixed with oak pegs (Plates 8, 9).

The plan of the building is rectangular with two cross wings and a central chimney stack and the north façade has a bricked up principal door (Plates 10, 11, 12) and three windows all with replaced modern glazed windows (Plates 13, 14).

The south facing façade has a timber framed exterior doorway with a vertical tongued and grooved timber door (Plate 15). The four ground floor glazed windows are modern replacements (Plates 16). Internally the rooms have plastered walls (Plates 11, 13) and concrete floors covered with modern lino (Plates 11, 13). Rooms 3 and 4 have fireplaces with Room 4 having a glazed tile surround with cast iron fireplace furniture (Plates 14, 15) and Room 3 with a painted brick surround and cast iron fireplace furniture (Plate 17).

4.0 PARAMETERS

4.1 The photographic survey was conducted using digital photography and a site survey undertaken by Dr Paul Wilkinson MifA on 29th November 2024.

4.2 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.

Paul Wilkinson PhD., MCifA., FRSA

28/12/2024



5. References

Historic England, 2017 *Understanding Historic Buildings: a guide to good recording practice*.

SWAT Archaeology 2021 *Specification for an Archaeological Building Recording at the Toll House Iden Green in Kent*

Appendix 1 HISTORIC BUILDINGS SURVEY:

Summary Sheet

Property Name Toll House	Address Iden Green Farm, Goudhurst, Kent	Building Name
Property/ Building Reference	OS Grid Reference 574399 137505	Surveyor/Date of Survey SWAT Archaeology 23/03/22
Category Toll House	Original Use Collecting tolls	Current Use Redundant
Date(s) of Construction The present buildings dates from c.1800	Statutory Designation	HER Reference
Walling Materials Wall construction is brick	Roofing Materials Kent Peg tiles	Flooring Materials Concrete
Description: The Toll House, Iden Green Farm, Goudhurst, Cranbrook, Kent TN17 2PA		

Architectural/Historic Significance: The building is significant as part of the Toll Road system	Landscape Significance: No significance
Notes/Qualifications Regarding Survey: The Building Recording Survey was undertaken whilst the building was derelict	
Additional Information Sources for this Building (s):	
Copies & CDs of this report held at: SWAT Archaeology, The Office, School Farm Oast, Faversham	

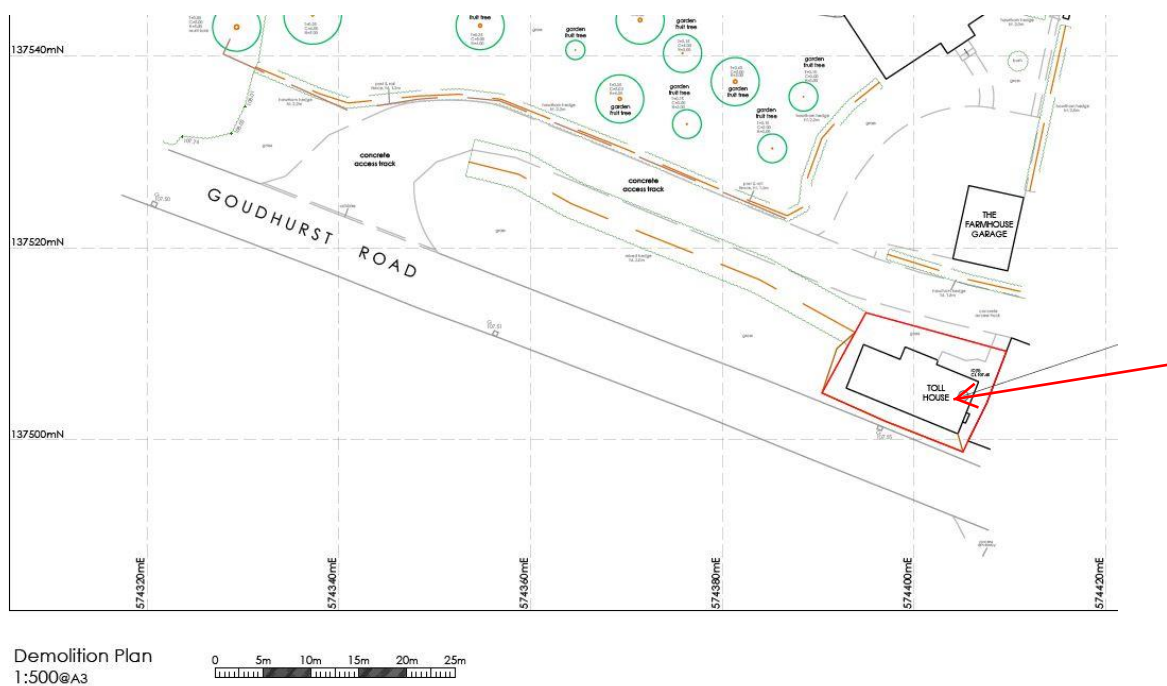


Figure 1. Existing site at NGR 574399 137505 (red line and arrow)



Figure 2. Site location (red arrow)

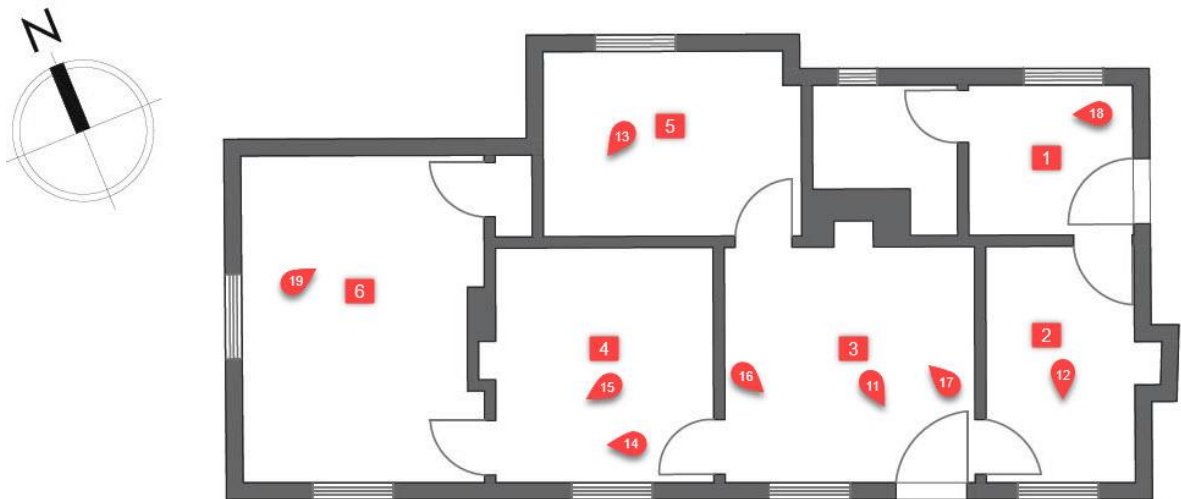
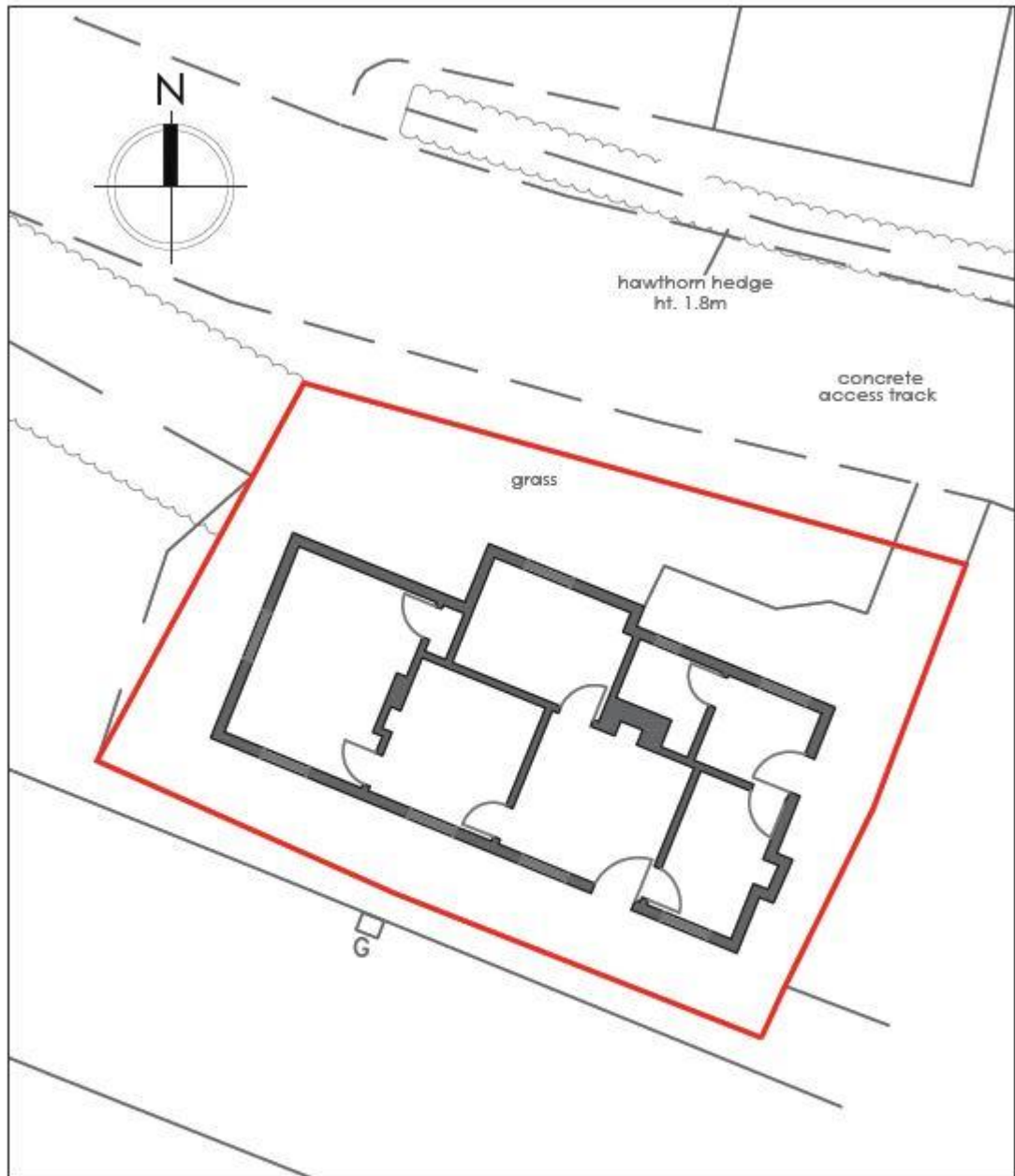


Figure 2A. Room numbers and photo location



Block Plan showing Existing Toll House
1:250@A3

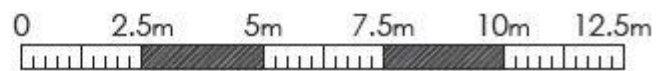


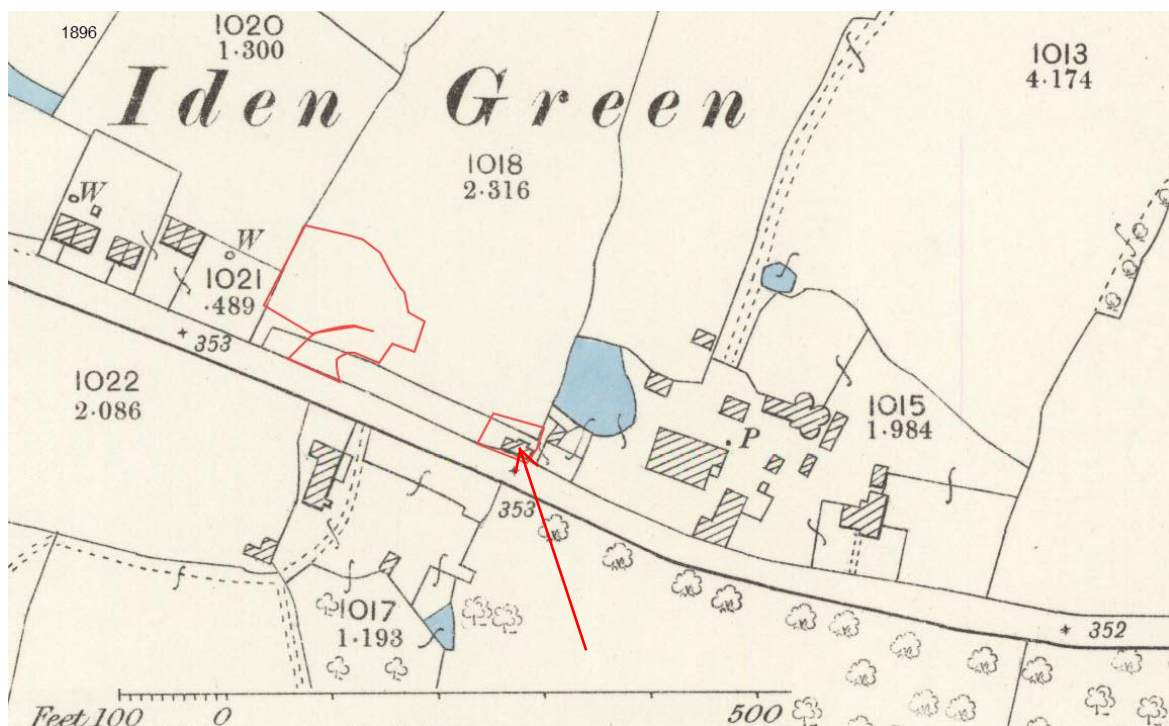
Figure 3. Toll Building to be demolished (within red line)



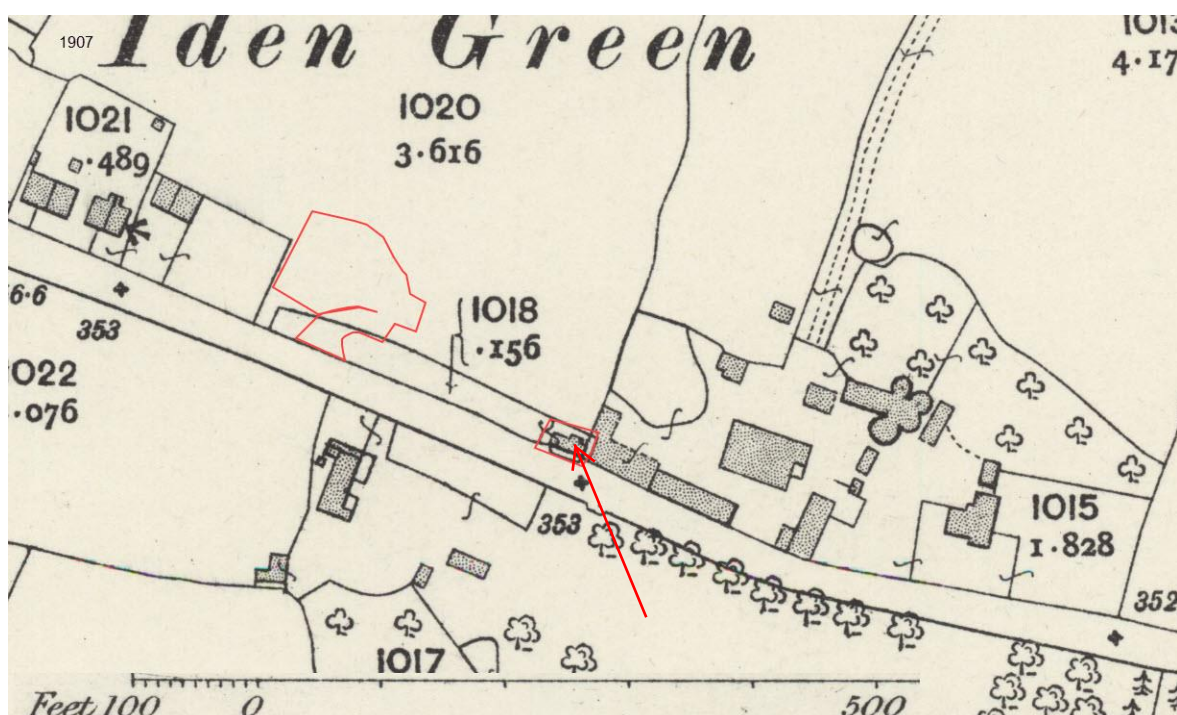
Figure 3. Proposed Development



MAP 1. 1870 OS map (red arrow)



MAP 2. 1896 OS map (red arrow)



MAP 3. 1907 OS map (red arrow)



AP 1. 1960 aerial photograph – red arrow (Google Earth)



AP 2. 1990 aerial photograph- red arrow (Google Earth)



Plate 1. North façade (Looking SW)



Plate 2. North façade (looking South) Note blocked up doorway- red arrow (1m scale)



Plate 3. North façade (looking SE)



Plate 4. North façade east end (1m scale)



Plate 5. North façade replacement window (see Plate 2-red arrow)



Plate 6. North façade- brick detail (20cm scale)



Plate 7. West facing façade (looking SE)



Plate 8. South-West facing façade (looking NE) Goudhurst Road in the foreground



Plate 9. South-West facing façade (looking North) Goudhurst Road in the foreground



Plate 10. South-West facing façade (looking NW)



Plate 11. Room 3 looking south

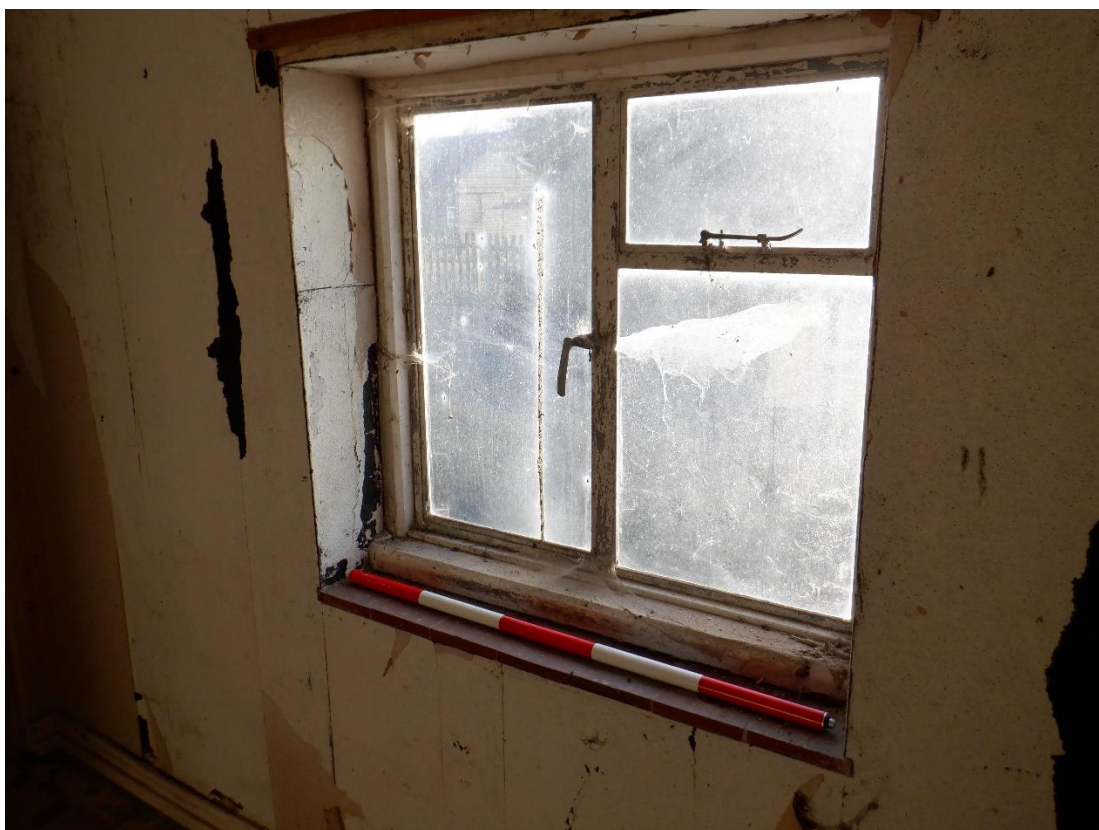


Plate 12. Room 2 looking south- window detail (1m scale)



Plate 13. Room 5 looking SW (1m scale)



Plate 14. Room 4 looking west (1m scale)



Plate 15. Room 4 looking SW (1m scale)



Plate 16. Room 3 looking SE (1m scale)



Plate 17. Room 3 looking north (1m scale)



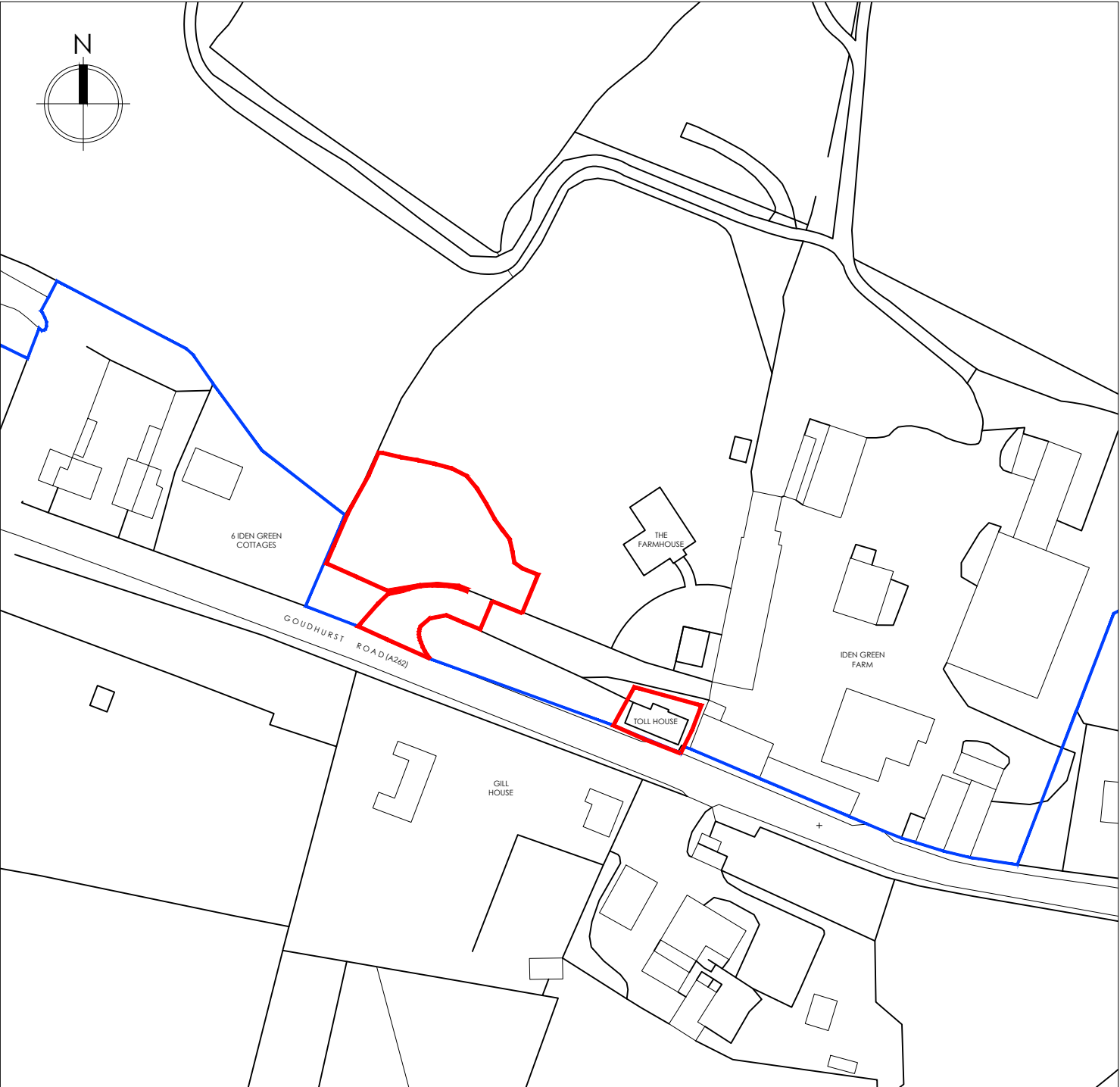
Plate 18. Room 1 looking NW (1m scale)



Plate 19. Roof structure



Plate 20. Ceiling structure



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B	16/05/24	Planning Drawings amendments for comment	JS	n/a
A	09/05/24	Planning Drawings for comment	JS	n/a
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Client: Dan & Claire Biddle				
Site Address: Iden Green Farm Goudhurst Road, Goudhurst Kent TN17 2PA				

Drawing Title:

Location Plan

Job Number:

Drawing Number:

Revision:

24-013

SLP

A

Drawing Scale (UNO):

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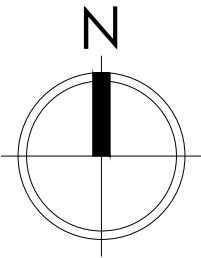
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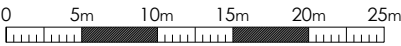
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Existing Site Plan
1:500@A3



PLANNING

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C	17/05/24	Planning Drawings for submission	JS	n/a
B	16/05/24	Planning Drawings amendments for comment	JS	n/a
A	09/05/24	Planning Drawings for comment	JS	n/a
SK05	07/05/24	Developed Sketch Design	JS	n/a
SK04	01/05/24	Developed Sketch Design - Site Plan Revised	JS	n/a
SK03	25/04/24	Developed Sketch Design	JS	n/a
SK02	08/04/24	Developed Sketch Design as per meeting 03/04/24	JS	n/a
SK01	27/03/24	Initial Sketch Design	JS	n/a
Rev:	Date:	Description:	Drawn:	Checked:

Client:
Dan & Claire Biddle

Site Address:
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Goudhurst Road, Goudhurst
Kent TN17 2PA

Drawing Title:
Existing Site Plan

Job Number: 24-013
Drawing Number: SPE
Revision: C

Drawing Scale (UNO):
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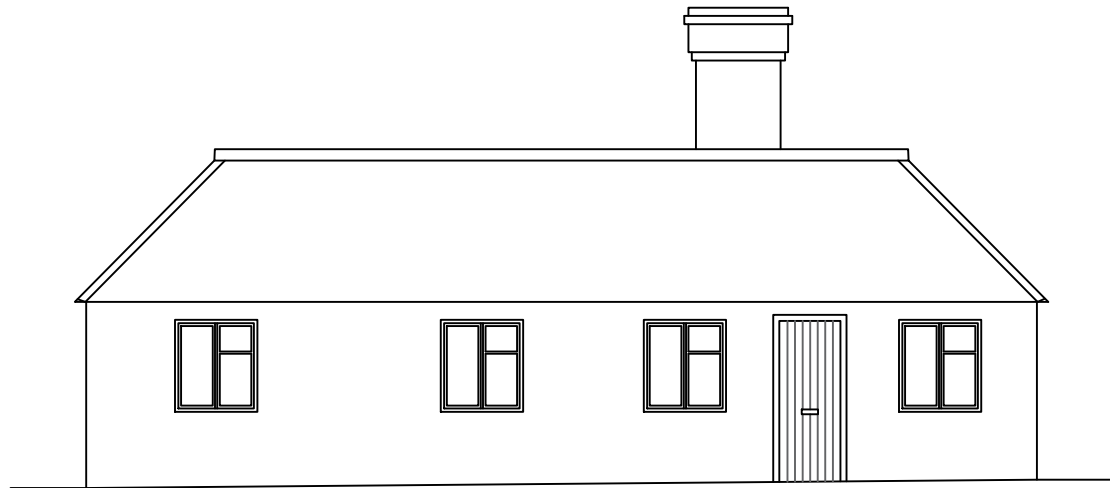
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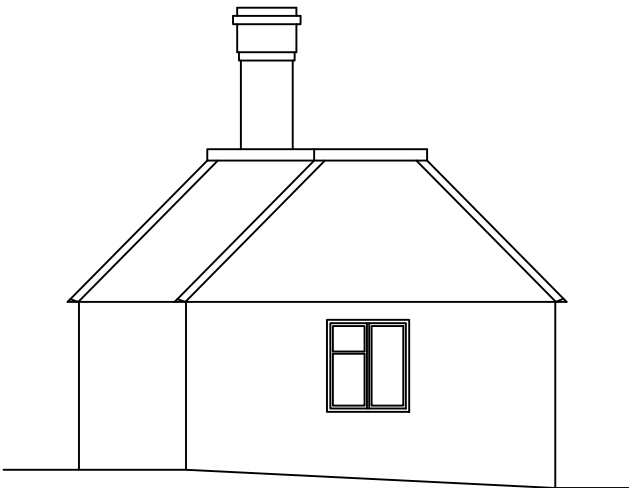
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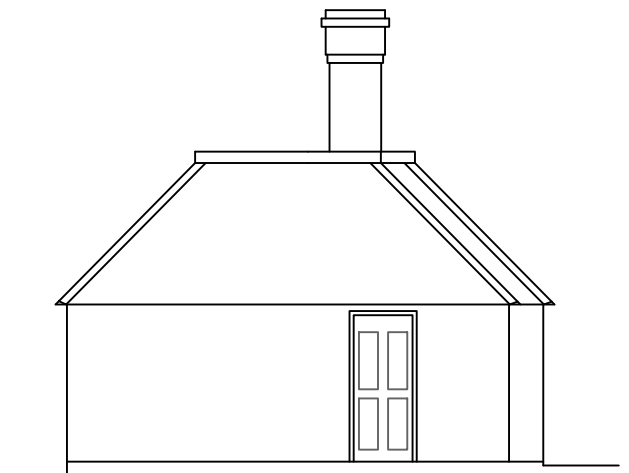
SOUTH ELEVATION



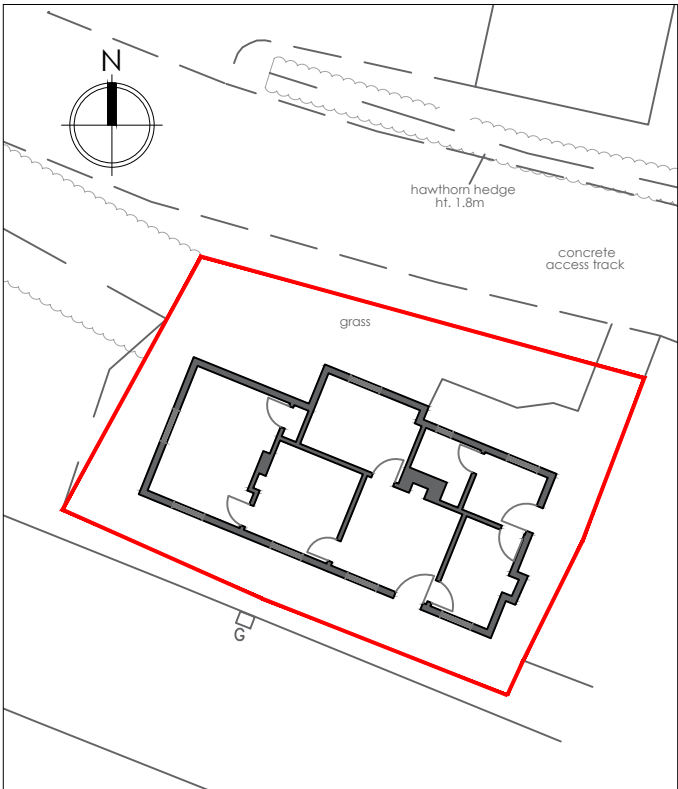
WEST ELEVATION



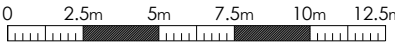
NORTH ELEVATION



EAST ELEVATION



Block Plan showing Existing Toll House
1:250@A3



C	17/05/24	Planning Drawings for submission	JS	n/a
B	16/05/24	Planning Drawings amendments for comment	JS	n/a
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SK02	08/04/24	Developed Sketch Design as per meeting 03/04/24	JS	n/a
SK01	27/03/24	Initial Sketch Design	JS	n/a
Rev:	Date:	Description:	Drawn:	Checked:

Client:
Dan & Claire Biddle

Site Address:
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Goudhurst Road, Goudhurst
Kent TN17 2PA

Drawing Title:
Existing Toll House Plan & Elevations (To be Demolished)

Job Number: 24-013
Drawing Number: EX.
Revision: C

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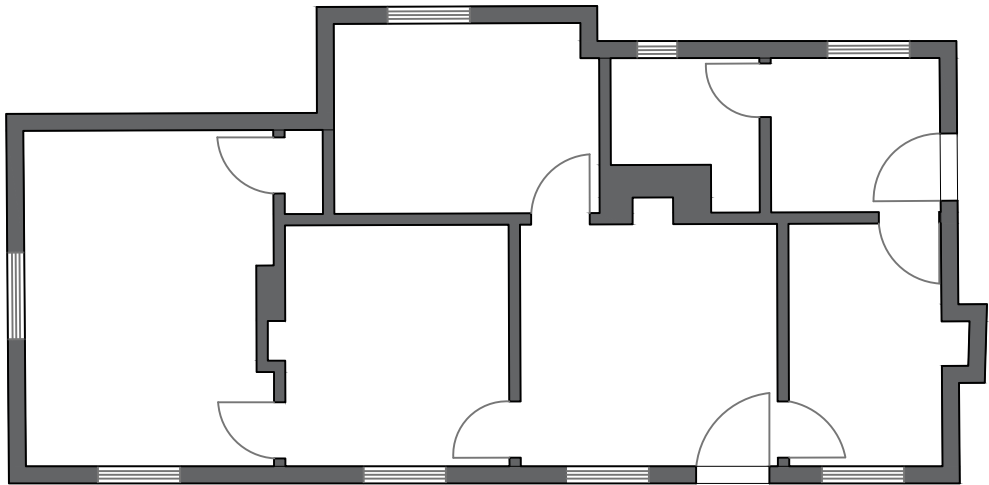
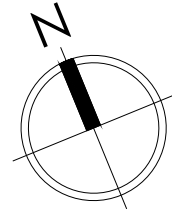
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Roof: Clay Tiles
Windows: Steel (White)
Doors: Timber (Natural)

GROUND FLOOR

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