

**WOODHAM HALL,  
HAWKHURST, KENT**

**HISTORIC BUILDINGS RECORD**

**(HISTORIC ENGLAND LEVEL 3)**



**Project no. 170268  
Report ref: 2017267  
OASIS ID: archaeol6-289017**

**July 2017**

**WOODHAM HALL, HAWKHURST,  
KENT**



**NGR 576426 130314**

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**Commissioned by: Bellway Homes**

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## SUMMARY

*In June 2017 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) at Woodham Hall, Hawkhurst, Kent (NGR 576426 130314). The work was commissioned by Bellway Homes.*

*Woodham Hall originated in the late 19<sup>th</sup> century as Copt Hall, a modest country house. It occupied the site of an earlier dwelling, known from the tithe apportionment as Tuckness Farm House, although whether any of this structure was incorporated within Copt Hall is unknown. It was greatly expanded between 1872 and 1898 to become a substantial dwelling, incorporating an earlier building that originated as an ancillary, probably agricultural building to Tuckness Farm House. The original Copt Hall was demolished in the early 20<sup>th</sup> century leaving only its late 19<sup>th</sup> century extension behind. The remaining buildings were converted to a hotel in the 1970s.*

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## **1.0 INTRODUCTION**

- 1.1 In June 2017 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) at Woodham Hall, Hawkhurst, Kent (Figures 1 and 2; NGR 576426 130314).
- 1.2 The work was commissioned by Bellway Homes to satisfy a condition placed on planning consent (ref. 16/500797/FULL) by Tunbridge Wells Borough Council. The proposed development comprises the demolition of the existing buildings on the site followed by the construction of residential units. The recording work was carried out to Historic England Level 3 standard in accordance with guidance issued by Wendy Rogers, Senior Archaeological Officer at Kent County Council.

## **2.0 SCOPE & METHODOLOGY**

- 2.1 The building was recorded to Historic England Level 3 as defined in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016). A Level 3 record is essentially an analytical record.
- 2.2 The site was visited by Christopher Curtis and Hannah Green on 8<sup>th</sup> June 2017 in order to carry out the recording work. This entailed the compilation of written notes, the production of measured survey drawings and the production of a photographic record.
- 2.3 The drawn record comprises plans of each floor of the building to illustrate its layout. These are included within the report as Figures 8 and 9.
- 2.4 The photographic record was made using high-quality digital photography. Within the report selected digital images have been reproduced as plates, together with a full index of the digital photography and location plots (Appendix 1). A full catalogue of all photographs is included in the archive.
- 2.5 The basement was not entered owing to asbestos contamination, however a plan and photograph provided by the client have been included (Figure 8; Plate 47)

## **3.0 SITE LOCATION**

- 3.1 The site lies on the eastern periphery of Hawkhurst. The building sits at the northern end of a roughly rectangular piece of land, bounded on the north side by Rye Road, on the east and west by housing, and on the south by open countryside.

## 4.0 HISTORIC BACKGROUND

- 4.1 The earliest map to show the site with any clarity is the Hawkhurst tithe map of 1838 (Figure 3). The map shows the site occupied by a loose farmstead arrangement comprising five buildings, including a small building aligned north – south, which appears to survive as the north-west range of the extant house. None of the other structures shown on this map now survive. Of interest, is that the map shows a building in the approximate location of the original Copt Hall, as shown on the subsequent Ordnance Survey mapping (*c.f.* Figures 3 and 4). The tithe award for the site (Kent Archaeological Society website) identifies the site (Plot 300) as Tuckness Farm House, with Barn Yards. The site was owned by David Jennings Esq. and occupied by Henry Hammond.
- 4.2 The 1872 Ordnance Survey map (Figure 4) shows much change to the site, with the majority of the farmstead buildings having been cleared away and a house called Copt Hall built in its stead. Whether the earlier building shown on the tithe map in the location of Copt Hall was incorporated into the new dwelling is unknown. However, the north – south orientated range noted on the earlier map appears to have survived the remodelling of the site, while another north – south aligned range has appeared to the east, possibly relating to what is now called the coach house.
- 4.3 The Ordnance Survey map of 1898 (Figure 5) shows that since 1872 Copt Hall had been extended to the east, seemingly incorporating the north – south range seen on the tithe map. It should be noted however that the position of the building relative to the road is slightly different and the fact that it shares a footprint with a building on an earlier map does not guarantee that it is the same building. The map indicates that most of the current Woodham Hall had been built by this stage, including the coach house. It is likely that most of the work took place before 1882 when Kelly's Directory described Copt Hall as the residence of Captain Henry Fothergill, 'a mansion which has recently been considerably improved and has a fine view of the surrounding country'. The map show the house as approximately L-shaped on plan, with a small projection on each the north and west sides, and a longer, narrow projection on the east side.
- 4.4 The Ordnance Survey map of 1908 (not reproduced) shows no change in the site, while the Ordnance Survey map of 1938 (Figure 6) shows quite a drastic change. The plot is shown as subdivided with the western and original part of Copt Hall having been severed from that to the east. What is now Woodham Hall is shown almost in its present configuration with the infilling of a gap just to the south of the retained north – south range.
- 4.5 By the time of the Ordnance Survey map of 1971 (Figure 7) the building to the west of Woodham Hall had been demolished and Woodham Hall itself had achieved its present footprint. From its planning history, it appears that it was converted to use as a hotel in the 1970s and has remained so ever since.

## 5.0 DESCRIPTION OF THE BUILDINGS

### *Overview of the Buildings.*

- 5.1 Woodham Hall is formed of two two-storey buildings linked at ground floor level. The main building is located to the west, is irregular in shape and is aligned approximately north – south. The second building, known as the Coach House lies to the east and is aligned on the same axis as the main building. Together the two buildings present an almost symmetrical frontage to Rye Road to the north (Plate 1). The buildings are clad with a combination of render and sandstone and have a complicated array of hipped and gabled roofs clad with plain tiles.
- 5.2 The main range is formed largely of four main ranges, which have been named the north, west south and central ranges for ease of reference within the text. However, it should be noted that the actual phasing is more complex than this, with some of the ranges having been modified/extended over the course of its history.

### *Main building – exterior*

- 5.3 The main building has several elevations facing north towards the road but is dominated by the gabled façade of the north range (Plate 2). It is built in rubbly but well-faced Wealden sandstone over two storeys. The elevation contains a two-light stone mullion window on each floor, in addition to a small single-light stone window in the gable. The gable is parapeted above the level of the roof and has stone kneelers supporting a plain frieze, above which there are three square panels displaying abstract roses and leaves.
- 5.4 The north range has an elevation facing east towards a courtyard formed by the main building and adjacent Coach House (Plate 3). The elevation is constructed mainly in sandstone with two timber casement windows on the first floor and three on the ground floor as well as a doorway at the northern end of the elevation. The southern end of the elevation has a similar though simpler parapeted gable supported on stone kneelers as that of the north elevation. The gabled part of the elevation is constructed from square, almost ashlar stonework, while the first floor of the northern section is constructed in faced coursed rubble, with variation in the size of the blocks as well as the as the path of the courses. The ground floor of the northern section is mostly rendered over, however a few courses of ashlar stonework are visible above the render as well as around the ground floor window. It appears that the ground floor of the northern part was built first, then was extended upwards, and then later still the entire southern part was built since some of its blocks sit on the coarser stonework of the adjacent first floor extension.
- 5.5 The west elevation of the north range is also built in sandstone (Plate 4). It contains two narrow stone windows on the ground floor as well as an inserted doorway and window at its north end. The first floor is entirely blank. The doorway and window are situated in a small patch of render, scored and coloured to resemble ashlar sandstone. The render is presumably hiding

brickwork blocking a larger opening, the quoins of which can be seen to the south of the door. The stonework around and above the doorway consists of relatively large and tidy ashlar-like blocks, while the stonework forming the southern end of the elevation consists of coursed rubble.

- 5.6 Within the central courtyard the main building's north elevation is finished with smooth render and contains a single timber cross-type window on the ground floor. The roof above it is hipped.
- 5.7 The north elevation on the west side of the north range is also constructed with sandstone and is formed of two parts (Plates 2 & 4). The west part of the elevation sits under a gabled roof, with the ridge aligned east – west. The stonework is of regular ashlar sandstone terminating in quoins at its east end but not at its west end. The elevation contains a two-light stone mullion window at first floor level and another at ground floor level as well as a single-light stone window. The rough nature of the west end of the wall, as well as the placement of the first floor window extremely close to the corner suggests that the wall previously extended further. This corresponds with the map evidence which shows that this formed part of the eastern extension of the original Copt Hall.
- 5.8 The east part of the north elevation links the west part and the north range. It consists of ashlar sandstone situated under the same roof as the gable emerging on the east side of the north range. The storey height is significantly lower than that of the elevation to its west, however it is the same as that of the north range. The two first floor and single ground floor windows consist of timber sash windows of one-pane-over-one.

#### *South elevation*

- 5.9 The south elevation, which is rather striking in its appearance, faces towards the house's garden and the countryside beyond (Plate 5). It is symmetrically arranged under a hipped roof, having two prominent bay windows at first floor level, which are topped by false gables, and a timber and glass veranda spanning the ground floor which has a central gabled section interrupting its lean-to roof. Behind the veranda the ground floor has two large cross-type windows with two sets of transoms (Plate 6) flanking a pair of doors with over-lights. The doors are of two-panel construction with large glazed upper panels. The first floor bay windows are of timber and have two fixed central lights and sliding sashes to the canted sections. The gables to the bay windows each feature a worn shield of arms.
- 5.10 This elevation is rendered, presumably concealing brick construction behind, and has a dentil-moulded eaves-cornice. The roof is topped with a timber louvre with tile-hung gables, whose purpose is obscure.

#### *East and west elevations*

- 5.11 The east elevation of the main building comprises two ranges. The south range presents a more austere and untidy elevation comprising a rendered

façade with a chimneystack projecting from the plane of the wall (Plate 7). The stack has decorative scrolls to its shoulders just above eaves-level and the dentil cornice noted on the south elevation returns along this elevation. There is a single sash window on the first floor and two timber windows on the ground floor.

- 5.12 The central range runs parallel to south range, and has a hipped roof set at a lower level than that to the south. At first floor level the elevation contains paired sash windows of one-pane-over-one. The ground floor contains the main entrance to the building, contained in the single-storey flat-roofed link between the two buildings.
- 5.13 The west elevation is almost entirely blank and is made up of stone-coloured render, scored to resemble ashlar stonework (Plate 8). This must relate to the severing of the building from that part to the west, noted on the 1938 Ordnance Survey map (Figure 6). The west range has a small flush timber casement window lighting the first floor and a larger recessed window lighting the ground floor.

*Interior – ground floor*

- 5.14 The four main ranges are all of two storeys. The main entrance to the building is located to the south, within the single-storey link between the two buildings. This leads west into the central range of the main building, as well as east into the coach house. The central range contains a lobby, staircase and hall. The hall leads to the south range which contains two large principal rooms. The hall also provides access to the west range, which contains a toilet and office, and to the north range, which contains the kitchen, and which has its own entrance and stairs. At first floor level the pattern of circulation is the same, however all of the ranges contain bedrooms.
- 5.15 The main door within the single-storey link consists of an imposing half-panelled and glazed door surrounded by two side lights designed to give the appearance of an arched opening (Plates 9 and 10). The door probably dates to the late 19<sup>th</sup> or early 20<sup>th</sup> century and therefore predates the structure in which it is situated. The link is separated from the central range by a wide arched opening set within its original external wall (Plate 9).
- 5.16 The stair lobby is lit from the north and contains an essentially straight flight of stairs terminating in winders around a square-section newel post at its base (Plate 11). The staircase is of open string design and has linenfold mouldings to its newel and square-section balusters (Plate 12). The balusters are joined at their tops with horizontal rails, embellished with carved brackets. The newel post is decorated at its top with carved panels of leaves and flowers. The staircase displays Arts and Crafts influences in its design and probably dates to early in the 20<sup>th</sup> century. This corresponds with the cartographic evidence which suggests that the central range was built between 1908 and 1938. The style of the staircase indicates that it was probably built towards the beginning of the date range.



- 5.17 The stair lobby leads through a set of double doors of a similar style to the main door, to a central hall (Plates 13 & 14). The partition between the lobby and hall appears to be a later insertion as it is very thin and has a different skirting board to that of the hall. The hall is divided into two by a pair of arches, which probably represent a break in the construction phases of the building. The east part of the hall is contained in the central range, which dates from after 1908, while the west of the hall consists of a corridor leading to the west range, and a small lobby area for entrances to the basement and kitchen (north range). The corridor leading to the west range steps up in floor level and is decorated with a dentil cornice, unlike the rest of the hall.
- 5.18 The ground floor of the south range consists of two almost identical large rooms, both accessed from the hall (Plate 15). Each room is lit with a large fixed timber window with two sets of transoms and stained glass top lights. The rooms are also lit substantially by external doors which are glazed and have side lights and full height over-lights with stained glass (Plate 16). Both rooms feature picture rails, tall moulded skirting boards and are accessed through substantial six-panel doors set in matching reveals.
- 5.19 The west room has a parquet floor and is heated by a fireplace with a sandstone and oak surround to its west wall. The fireplace is relatively simple, consisting of an oak mantle and jambs, with the mantle supported by Tuscan columns decorated with lozenges at the bases (Plate 17). The east room is floored with pine boards and is heated by an opposing fireplace. The surround is of similar design to the west room but has fluted pilasters rather than columns supporting the mantle (Plate 18). Unlike the west room, the east room's fireplace is not set within a chimney breast and is almost flush with the wall. Straight joints in the skirting boards either side of the fireplace indicate that the fireplace may have been modified.
- 5.20 Both rooms in the south range lead out to a glazed timber veranda (Plate 19). The veranda has centrally-placed double doors leading to the garden. The veranda is glazed with small panes at its top level and large plate glass for most of its height. The veranda is probably contemporary with the south range as the reed mouldings of the timberwork match that of the south range windows. Much of the veranda's timber has been replaced and the doors appear to have been widened.
- 5.21 The west range consists of two narrow rooms served by a north – south extension of the corridor off the hall (Plate 20). The small room to the west is a WC while the room to the east functions as a small office or store. The south-east corner of the store is taken up by an angled wall which is probably the remains of a fireplace. It is likely that the range would have originally been a single open room. The west range also contains the stairs to the basement, which are accessed from the hall. The north wall of the basement stairs is rendered and scored to resemble ashlar masonry, indicating it was possibly originally an external wall and that the west range itself may contain at least two phases of construction (Plate 21). The basement itself was not entered owing to asbestos contamination.

5.22 The north range, accessed from the hall, comprises a large L-shaped room occupied by a kitchen. The fixtures and fittings in the kitchen are modern and have no historical interest (Plate 22). The north end of the range is occupied by a sparse utility room which has been subdivided to create an entrance lobby for the stairs. Both the utility room and lobby have external doors. The staircase is a simple straight flight with no features of interest, however at the bottom, providing support to the ceiling, there is a rounded jowl post – a shape characteristic of the 18<sup>th</sup> century – which has been reused from elsewhere (Plate 23). It is possible it may survive from an earlier phase of the building.

#### *First floor*

5.23 At first floor level, the central range is occupied by the staircase, landing and a bedroom. It is likely that the space would have originally been open, and that the bedroom and its *en suite* WC were inserted when the building was converted to a hotel in the 1970s. This is evidenced by the untidy nature of the partitions and the lack of provision for light – the range's only window lights the bedroom and not the stairs (Plate 24). The bedroom also has a crude floral cornice which is associated elsewhere with the later alterations to the building.

5.24 The stair landing leads to a wide corridor which links all of the ranges on the first floor (Plate 25). This separated from the landing by an inserted late 20<sup>th</sup> century timber partition.

5.25 The corridor is divided by a downstand in the ceiling spanning east to west, which returns over the partition with the stair landing. On the north side, the corridor is decorated with a moulded cornice. Given its thickness, the downstand probably represents the line of an original external wall.

5.26 On the north side, the corridor has a much lower ceiling and is mostly unadorned. This area contains a cupboard in the north-east corner and a passage to the north range, accessed via a short flight of stairs. The area beyond has a significantly lower floor level, signifying yet another phase of development.

5.27 The first floor of the south range is reached up a short flight of stairs at the south end of the corridor. This part of the building is more subdivided than it is on the ground floor: it is still dominated by two main rooms but has a number of smaller rooms running along the north providing circulation space and facilities.

5.28 Both of the main rooms are lit with canted bay windows with ovolo mouldings on the jambs (Plate 26). The rooms also have ovolo moulded skirting boards and deeply coved cornices with reed mouldings. The ceilings are decorated with ovolo moulded ribs laid in a grid. The two rooms are separated by a series of four voids. Each room has a cupboard built into one of these voids, although the west room has a mirror set in an arched recess in its east wall (Plate 27), which corresponds with the back wall of the cupboard serving the east room. It is possible that the arched recess represents a blocked opening which

formerly connected the two rooms. This is supported by a break in the skirting in this area.

- 5.29 The purpose of the other two voids is unclear. These form two curious plaster-lined shafts, extending from the first floor to the attic where they converge and emerge as the louvre on the roof (Plates 28 & 29). Within the cupboard accessed from the west room, there is a small, high-level doorway into the southern shaft. The door incorporates a single panes of glass at its centre, and is lined with lead to its interior face. The function of the shafts is not known but it is possible they relate to some form of ventilation system.
- 5.30 Part of the east room has been hived off to provide an *en suite* WC. This probably dates to the 1970s hotel conversion, evidenced by the floral cornice that was used in that phase. To the north there is a small kitchen which occupies some of the space of the east room (Plate 30). The kitchen exhibits a reed moulded cornice in common with original features elsewhere and is likely to form an original part of the south range's first floor layout.
- 5.31 To the north of the west room there is an *en suite* WC. The doorway to it is smaller and has a different architrave to the others in the range suggesting it is a later insertion and the room was originally accessed from elsewhere (Plate 27). The WC also has a recess in its north wall relating to a blocked window (see 5.33 below).
- 5.32 A further two rooms provide access from the hall to the main rooms in the south range. These were originally a single open space and are decorated with the same reed moulded cornice which passes through the inserted partition separating the two rooms (Plate 31).
- 5.33 The west range consists of a bedroom with an adjoining kitchen to the south and an inserted WC to the north. The bedroom is plainly decorated with an ovolo moulded skirting board. The south end of the bedroom has a slight skieiling and is separated from the kitchen to the south with a thick wall, indicating the two rooms date from different phases of construction (Plate 32). The kitchen to the south has a recess for a blocked window with its internal sill intact, corresponding with the recess in the south range WC. This indicates that the west range kitchen predates the south range. This part of the building may survive as a remnant of the eastern projection which is visible on the 1872 Ordnance Survey map (Figure 5).
- 5.34 The north range is reached via a continuation of the north – south corridor. The corridor contains two small rooms at its north end: one comprising a cupboard, the other a WC (Plate 33). To the east of these are doorways to a flight of stairs to the ground floor, and a single bedroom, both contained within the north range. The corridor and bedroom are plainly decorated with simple skirting boards and an assortment of architraves (Plate 34). The bedroom has a change in ceiling level, that taken with the difference in stonework seen externally, suggests that the northern part of the range is of a different phase to the southern. The northern part of the bedroom contains a tie beam around neck height suggesting its original use was as an agricultural outbuilding.

*The Coach House - Exterior*

- 5.35 The coach house is a roughly L-shaped building comprising two two-storey ranges with a gabled façade facing Rye Road and a symmetrical three-bay façade facing the garden to the south. The south range has a hipped roof while the north range has two perpendicular gabled roofs, all of which are plain tiled.
- 5.36 The north elevation is gabled to its western half, matching that of the main building's north range (Plate 35). The two facades are almost identical, however the coach house has larger windows with painted stone dressings. The gabled part of the façade breaks forward slightly from its flanking elevation to the east which consists of a simple rendered façade with two ground floor window timber casement windows. There is a simple cornice where the wall meets the eaves.
- 5.37 The east elevation is divided between the north and south ranges which occupy different planes (Plate 36). The north range's east elevation is gabled and has two storeys. Below the level of the eaves the façade is rendered, and above it is clad in stone, similar to that of the north gable. The elevation has a doorway and a window at ground floor level and a four-light window (of which one light is blocked) in the gable lighting the roof space. The windows appears to interrupt what was intended to be a set of decorative panels similar to the other gables.
- 5.38 The east elevation of the south range is rendered with ashlar scoring and is almost entirely blank except for a modern plastic window lighting the ground floor. Above the window the remains of a brick arch are traceable beneath the render. The current window opening also shows scarring around its lintel, suggesting it is a later insertion. The arch above the window is probably evidence for a blocked opening; either a window or large doorway. Evidence for the form of the previous opening has been removed by the present window.
- 5.39 The south elevation is symmetrically arranged and faces south towards the garden (Plate 37). The elevation is rendered in a similar way to the east elevation and has three timber casement windows lighting the first floor and two plastic windows lighting the ground floor. The façade features similar scars to the east elevation, with a high arch and blocked opening in the centre of the elevation and two less-well defined disturbed areas above the ground floor windows. The central arch appears relate to a high level window opening. The roof of the south range is topped with a centrally placed cupola with a curved leaded roof supported by an ornately carved timber frame. The style of the timberwork is very similar to that of the staircase in the main range, it is quite possible that they date from the same phase.
- 5.40 The west elevation is largely blank; the north range contains a door and window similar to that found entering the north range of the main building and was probably therefore inserted at the same time (Plate 38). The north range also bears the same cornice as its north elevation and the south and east elevations of the south range. The west elevation of the south range projects beyond the north range; it is blank apart from two windows on its short north

return elevation and a modern timber door at the south end of the west elevation. The elevation has no cornice but a projecting eaves with visible rafter feet.

### *Interior*

- 5.41 Internally the building is simply laid out on the ground floor with two rooms in the south range and one room in the north. Access is provided from the link with the main building as well as directly through two doors in the north range as well as a door to the staircase on the west side of the building. The first floor is laid out similarly. The building is decorated plainly, and all of the internal doors and architraves, although of a historical style, are consistent and appear to date from when the building was converted to a hotel. The construction of the south range seems to be based on a timber frame since there are several boxed features, including presumed posts at first floor level and cross-beams supporting the first floor. However, none is presently exposed to view.
- 5.42 The south-west room, accessed from the main building was most recently used as a bar, and has a bar built into the west of the room (Plate 39). A blocked window in the west wall indicates that the wall was previously external and that the stairs are a later addition.
- 5.43 The south-east room is accessed only from the south-west room and it appears to have been used as a games room most recently. The room has a parquet floor and is decorated with varnished plywood boards overlaid with strips of wood in an attempt to imitate panelling (Plate 40).
- 5.44 The north room is plainly decorated and has two external doors at either end, suggesting the room may have once been partitioned. A door in the south-west of the room leads to a WC under the stairs. Recesses in the north and east walls indicate the positions of likely former large openings (Plate 41).
- 5.45 The Coach House stairs are accessed from the link between the two buildings and externally from the courtyard with the intention that the first floor of the building is functionally separate from the ground floor. While the ground floor most recently provided space for entertainment, the first floor, like that of the main building, was used for bedrooms. The layout of the first floor roughly follows that of the ground floor but it is accessed from the head of the stairs at the west of the north range. The stairs lead to an L-shaped corridor which provides access to all of the rooms (Plate 42).
- 5.46 The south range is divided into two bedrooms and a WC (Plates 43 & 44). The rooms are decorated in the same plain style as the rest of the building. The WC to the west room has a blocked opening in its west wall, providing further confirmation that the staircase is a later addition.
- 5.47 The north range is divided into a bedroom and a kitchen. The east room, which mostly occupies the roof space is fitted out as a kitchen, and has lost its north-west corner to provide the west room with a WC (Plate 45). The west room,

which functions as a bedroom, is very plain, revealing almost nothing about the nature of the building. Intriguingly however, its south wall reduces in width significantly around 1.8m above the floor, indicating that it may not have originally reached full height (Plate 46).

## **6.0 DISCUSSION**

- 6.1 Woodham Hall (formerly Copt Hall) represents an unusual set of buildings which embody a complex sequence of development. The oldest part of the house is probably the north range of the main building, as it appears on the 1838 tithe map. Its original function and date of construction is unknown, however as it formed part of a farmstead and appears to have few, if any, original openings above the ground floor, it can be assumed that it had a fairly basic agricultural function. The range was not intended to be domestic but appears to have been subsumed by the later rapid growth of Copt Hall.
- 6.2 Another structural fragment possibly pre-dating 1872 is to be found within the southern end of the west range of the main house. Its narrow form, which is fossilised within the layout of the present building, appears to correspond with the narrow projection visible on the 1872 map. However, little of its underlying construction was visible for inspection.
- 6.3 Since the original dwelling on the site no longer survives, its early form can only be surmised from the cartographic record. In 1872 however, Copt Hall seems to have comprised a modest house on the periphery of Hawkhurst, with a group of attendant outbuildings. It is not clear whether the building shown in the location of the house on the 1838 tithe map was incorporated within the original Copt Hall, but given the change of name from Tuckness Farm house it seems likely that it was at the very least substantially overhauled, if not wholly replaced.
- 6.4 Aside from the north range, and possibly the southern end of the west range, most of the extant building – namely the remainder of the west range, the south range, and the extensions to the north range, had been built before the production of the Ordnance Survey map of 1898. It seems therefore that Copt House was extended eastwards in a piecemeal but rapid fashion.
- 6.5 At the north-west corner of the west range it can be seen from the outside that it was once contiguous with the original house, and that it has been truncated. Its southern limit can be seen in the previously external wall in the basement stairs and its easterly limit is marked by a gabled roof terminal, beyond which there is a drastic reduction in the storey heights.
- 6.6 The central range only appears on the cartographic record in 1938, and this is confirmed by the style of the staircase within it. The same Ordnance Survey map shows that by this point the original part of Copt Hall had been severed from that part which survives to this day.

- 6.7 Although the development of the extant building is broadly understood, there are some elements which are not fully understood owing to the rapid but piecemeal development of the site. In particular, the exact sequence of development within the corridor areas at both floor levels where the different ranges converge is now difficult to disentangle. It is also not clear how the surviving built elements related to the original part of Copt Hall in terms of the various room functions. Very simply though, from the grand proportions of the rooms in the south range, it can be assumed that they represented primary living space used by the family, while the other ranges may have been used for services. It is not clear however how the internal circulation was arranged and how the south range was accessed before the central range was built.
- 6.8 The development of the Coach House is less clear as little diagnostic evidence is visible given the modern finishes. The cartographic record suggests that part of the building was *in situ* by 1872, and that it was built in its entirety by 1898, however there is no clear evidence that the 1872 building survives. It appears that the original function of the building was more utilitarian than now. Its high windows and cupola are suggestive that it was a stables or maybe a coach house, perhaps with a loft above. The building appears to have been converted in a single phase, either at the same time or later than the conversion of Woodham Hall to a hotel in the 1970s.

## 7.0 SOURCES CONSULTED

ASE, 2017. *Woodham Hall, Hawkhurst, Kent: Written Scheme of Investigation.*

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice.*

Historic England, 2015. *Management of Research Projects in the Historic Environment.*

Kelly's Directory of Kent, 1882

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<http://www.kentarchaeology.org.uk/Research/Maps/HAW/02b.htm>

Accessed 30<sup>th</sup> June 2017



## **8.0 DEPOSITION OF THE ARCHIVE**

A full archive intended for deposition with a suitable local museum/Kent History and Library Centre has been prepared according to the principles of Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2015). The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings.

## **9.0 ACKNOWLEDGEMENTS**

Archaeology South-East would like to thank Bellway Homes for commissioning this historic buildings record.



Plate 1: North elevation of main building and Coach House (WOD17-0023)



Plate 2: North elevation of main building (WOD17-0024)





Plate 3: East elevation of the main building's north range (WOD17-0026)



Plate 4: West elevation of main building's north range (WOD17-0029)





Plate 5: South elevation of main building (WOD17-0004)



Plate 6: Doors on south elevation of main building (WOD17-0045)



Plate 7: East elevation of main building (WOD17-0011)



Plate 8: West elevation of main building (WOD17-0033)





Plate 9: View of link from the main building's hall, facing west (WOD17-0064)



Plate 10: Main door in link, facing east (WOD17-0071)



Plate 11: Main building's stair hall, facing east (WOD17-0063)



Plate 12: Detail of main staircase, facing south (WOD17-0072)





Plate 13: Main building's central hall, facing west (WOD17-0050)



Plate 14: Main building's central hall, facing east (WOD17-0048)





Plate 15: Main building, ground floor west room in south range, facing north-west (WOD17-0035)



Plate 16: Main building, ground floor west room in south range, facing south (WOD17-0036)





Plate 17: Fireplace in ground floor west room in south range of main building, facing west (WOD17-0038)



Plate 18: Fireplace in ground floor east room in south range of main building, facing east (WOD17-0047)



Plate 19: Interior of veranda, facing east (WOD17-0042)



Plate 20: Corridor in west range of main building, facing north (WOD17-0051)





Plate 21: Previously external wall in stairs to basement, facing west (WOD17-0141)



Plate 22: Ground floor of main building's north range, facing north (WOD17-0059)



Plate 23: Stairs in the north range of the main building, facing north (WOD17-0113)



Plate 24: First floor bedroom in central range of main building, facing east (WOD17-0087)



Plate 25: Wide first floor corridor in main building, facing north (WOD17-0085)



Plate 26: First floor east bedroom in south range of main building, facing south (WOD17-0078)





Plate 27: First floor west bedroom in central range of main building, facing north (WOD17-0075)



Plate 28: Interior of shaft, viewed from a hatch in the first floor south range cupboard (WOD17-0094)



Plate 29: The two shafts where they converge in the south range roof, facing east (WOD17-0098)



Plate 30: Kitchen in first floor of south range, facing east (WOD17-0082)





Plate 31: Small first floor rooms in north part of south range, facing west (WOD17-0084)



Plate 32: Bedroom in first floor of west range, facing south (WOD17-0091)



Plate 33: Landing area in first floor north range, facing east (WOD17-0105)



Plate 34: First floor bedroom in north range, facing south (WOD17-0112)





Plate 35: North elevation of the Coach House (WOD17-0020)



Plate 36: East elevation of the Coach House (WOD17-0013)





Plate 37: South elevation of the Coach House (WOD17-0007)



Plate 38: West elevation of the Coach House (WOD17-0025)





Plate 39: South-west room in Coach House ground floor, facing south (WOD17-0066)



Plate 40: South-east room in Coach House ground floor, facing east (WOD17-0067)



Plate 41: South-west room in Coach House ground floor, facing south (WOD17-0069)



Plate 42: First floor corridor in the Coach House, facing east (WOD17-0115)



Plate 43: South-east room in Coach House first floor, facing south-east (WOD17-0124)



Plate 44: South-west room in Coach House first floor, facing south (WOD17-0127)





Plate 45: North-east room in Coach House first floor, facing east (WOD17-0121)

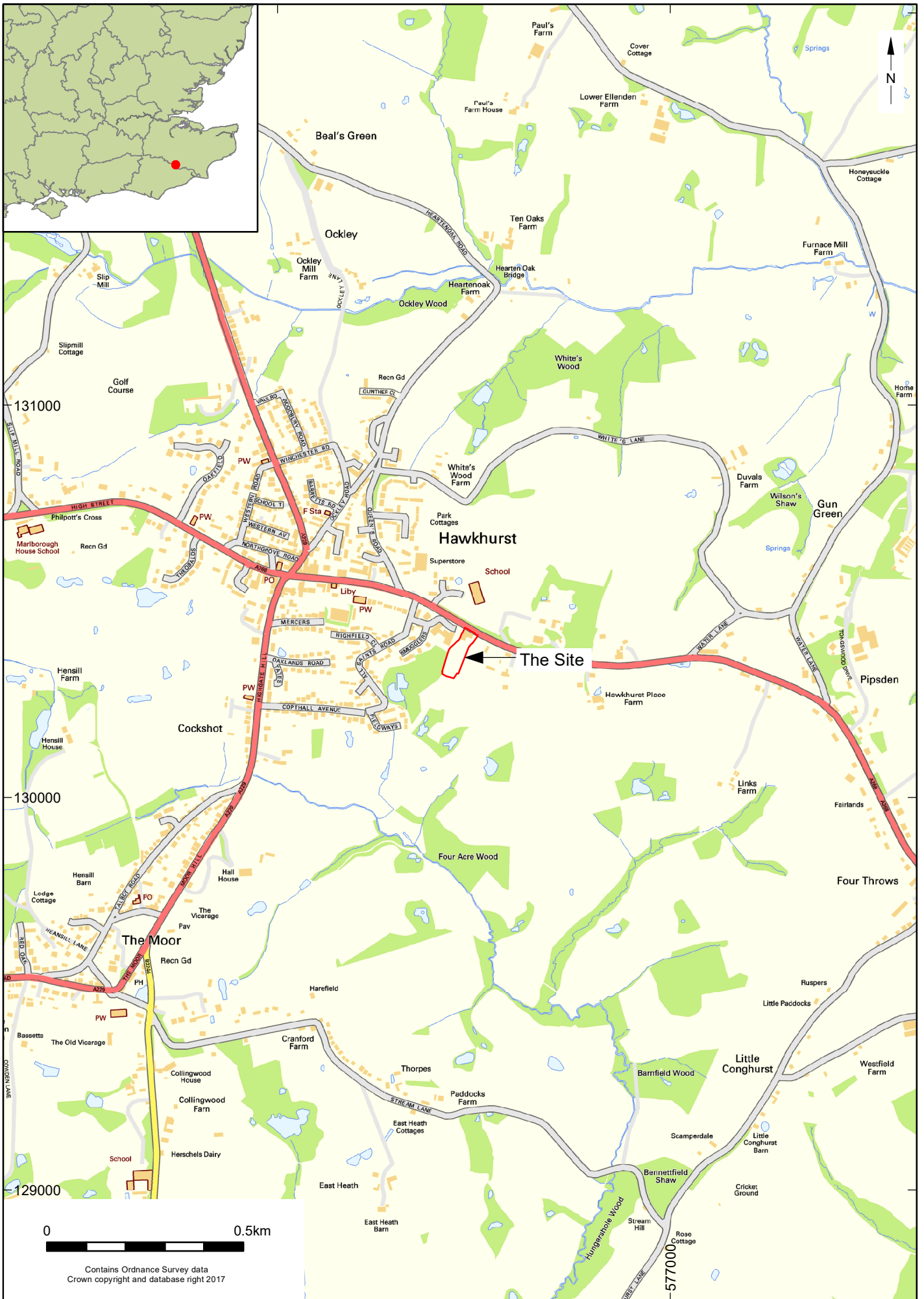


Plate 46: North-east room in Coach House first floor, facing east (WOD17-0119)





Plate 47: View of basement, facing east (photograph provided by Bellway Homes)



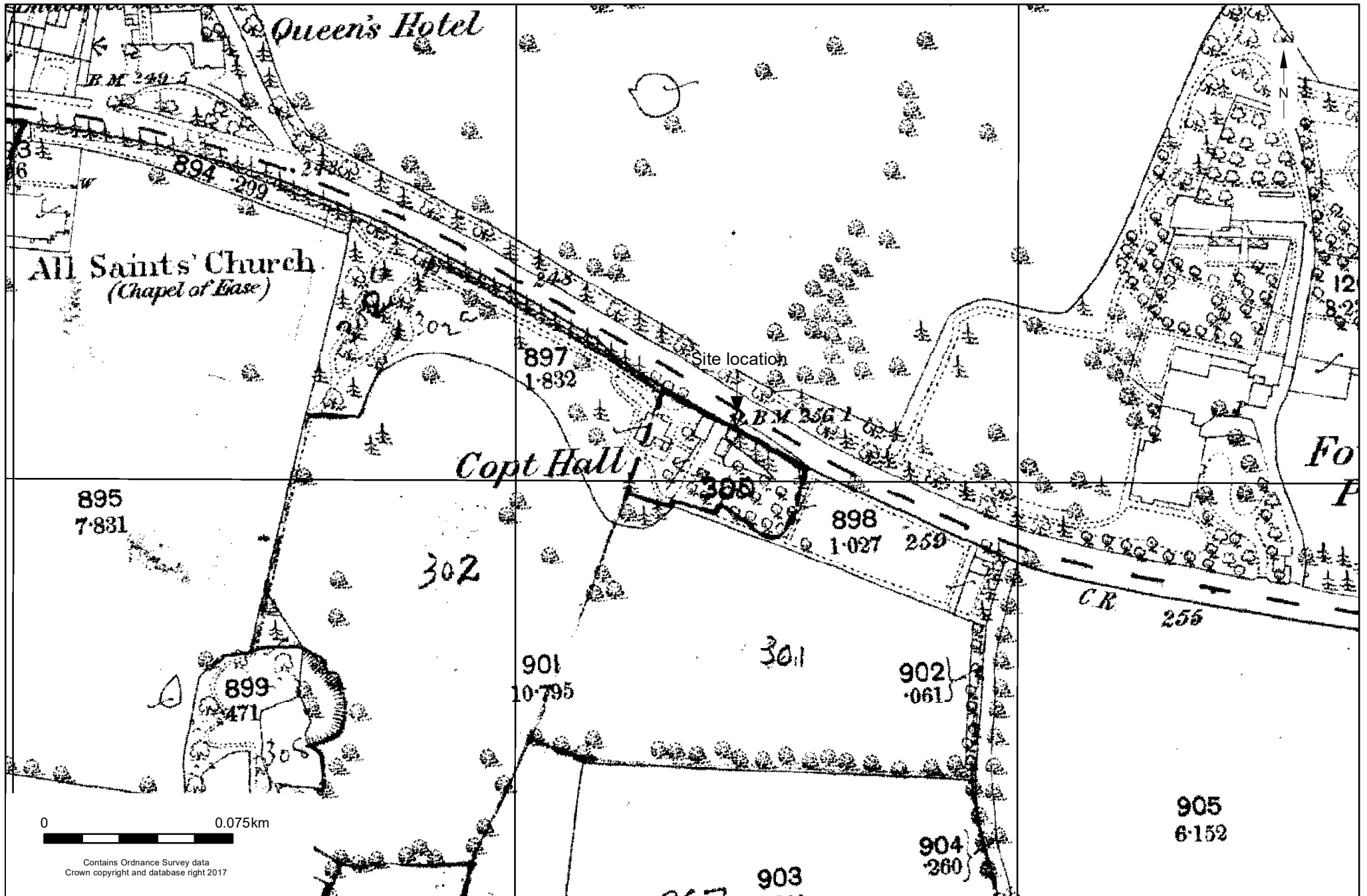
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Project Ref: 170268	June 2017	Site location	
Report Ref: 2017267	Drawn by: HG		







© Archaeology South-East		Woodham Hall, Hawkhurst	Fig. 3
Project Ref: 170268	June 2017	Hawkhurst Tithe map, 1838	
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Woodham Hall, Hawkhurst

Project Ref: 170268

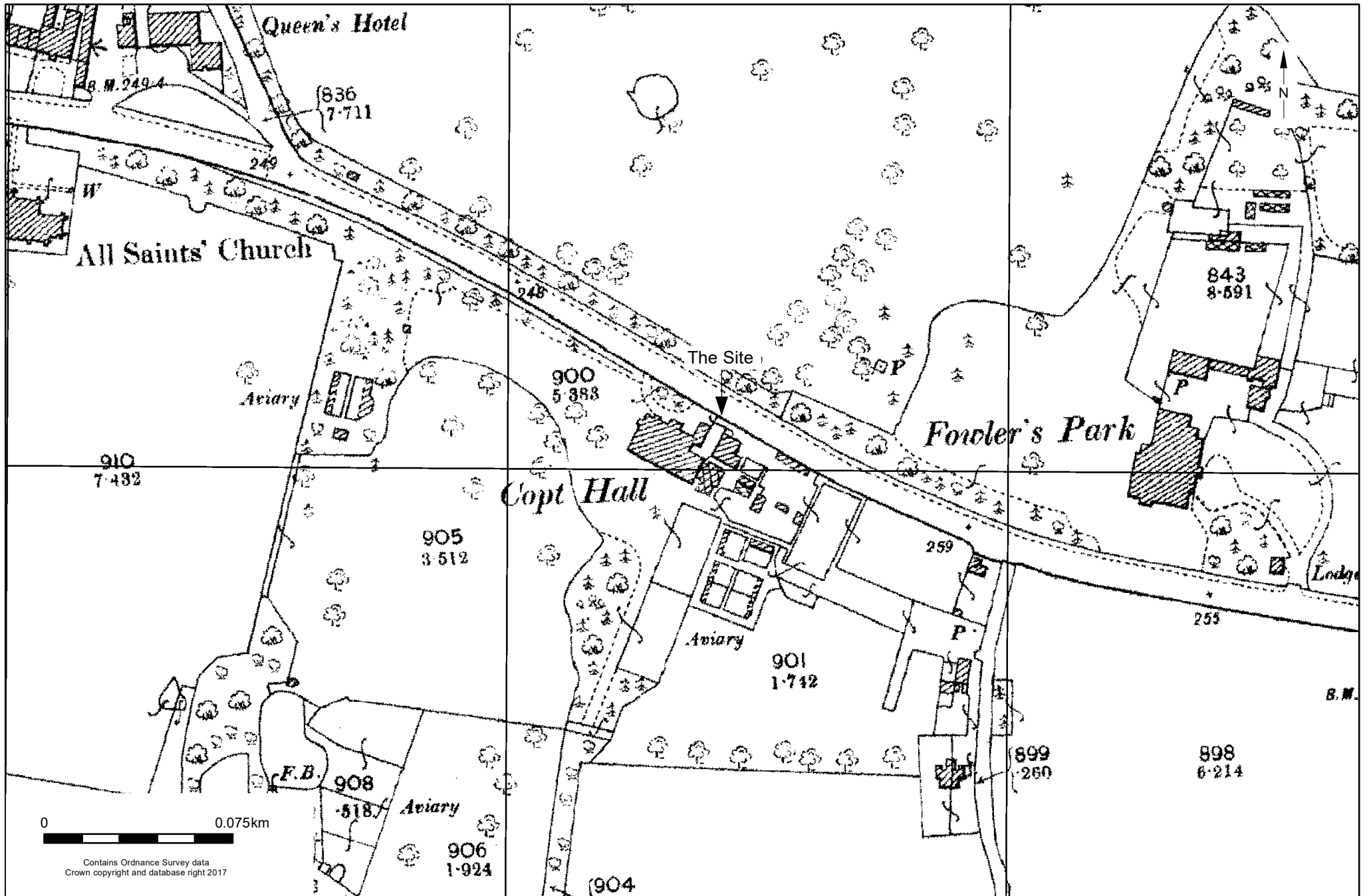
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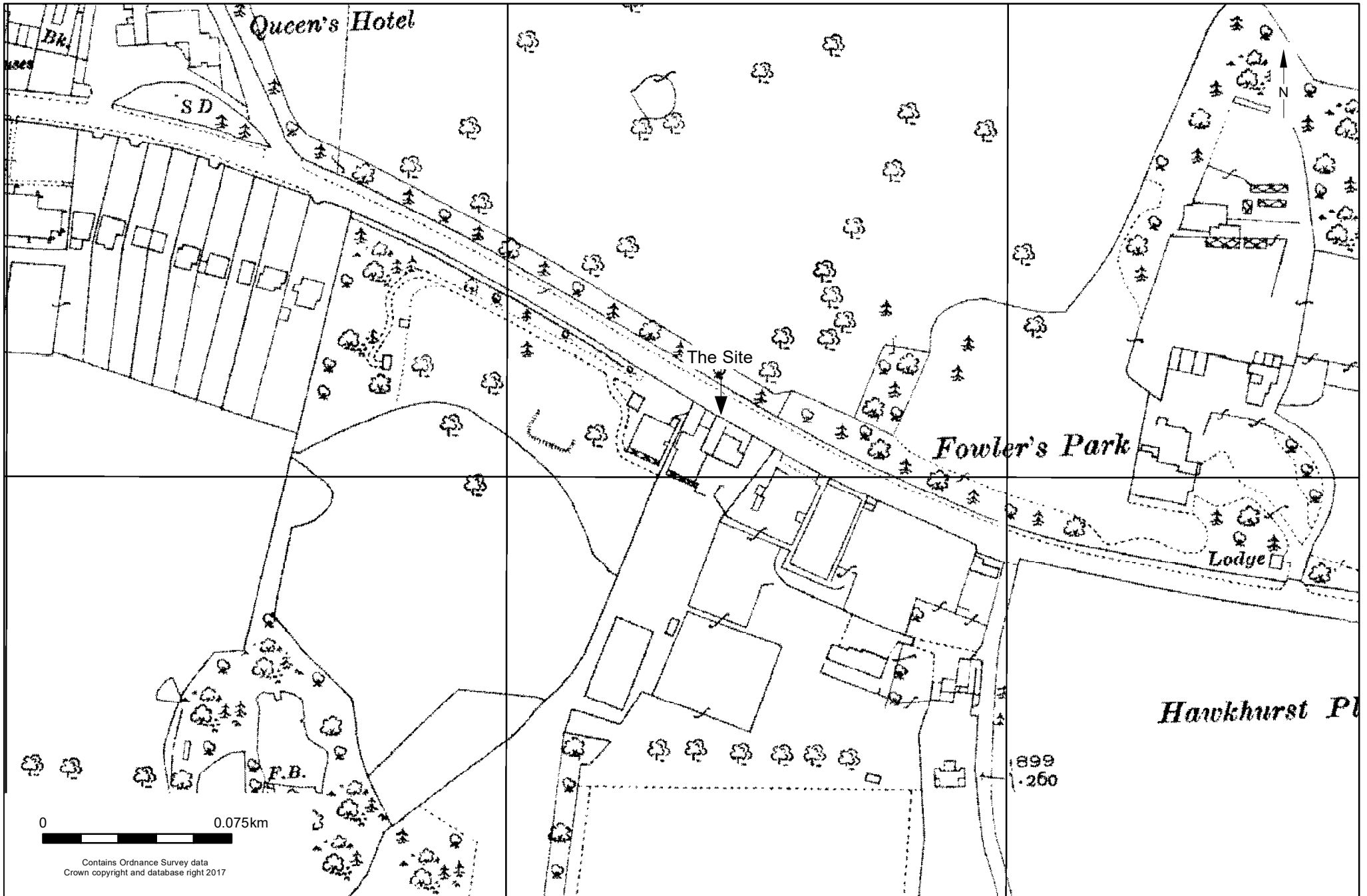
Ordnance Survey map, 1872

Fig. 4

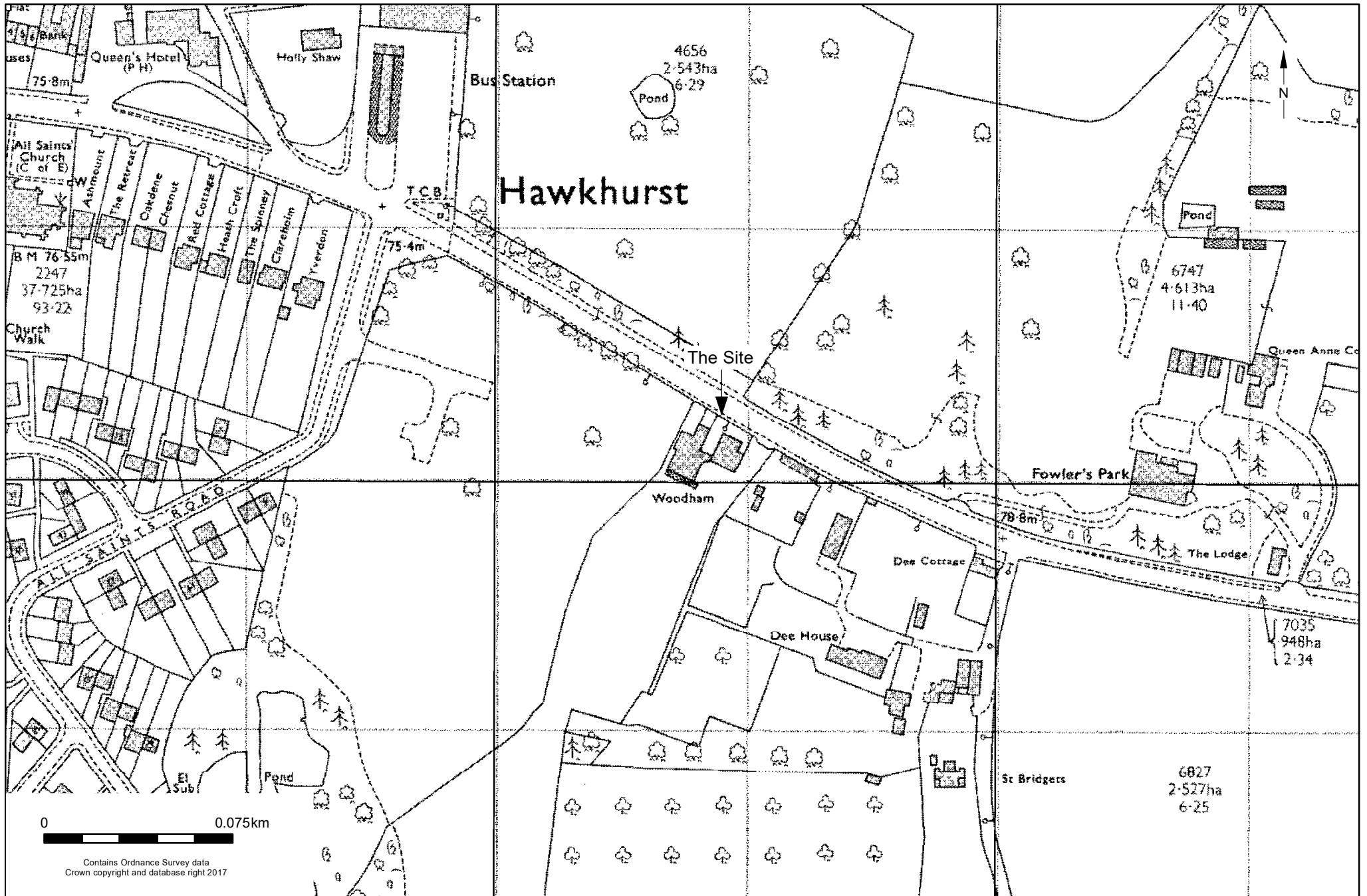


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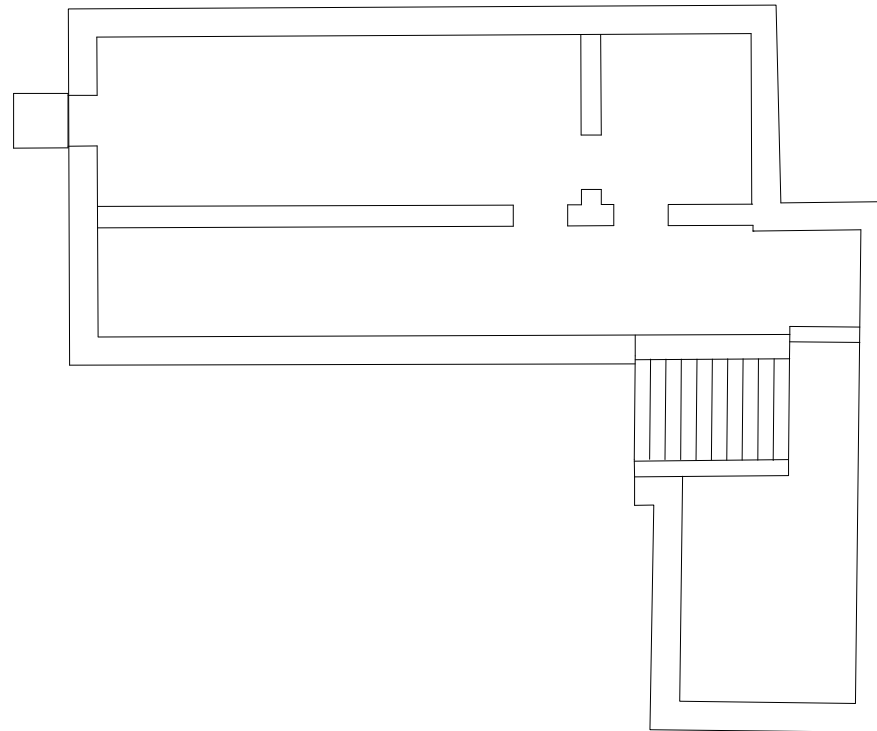
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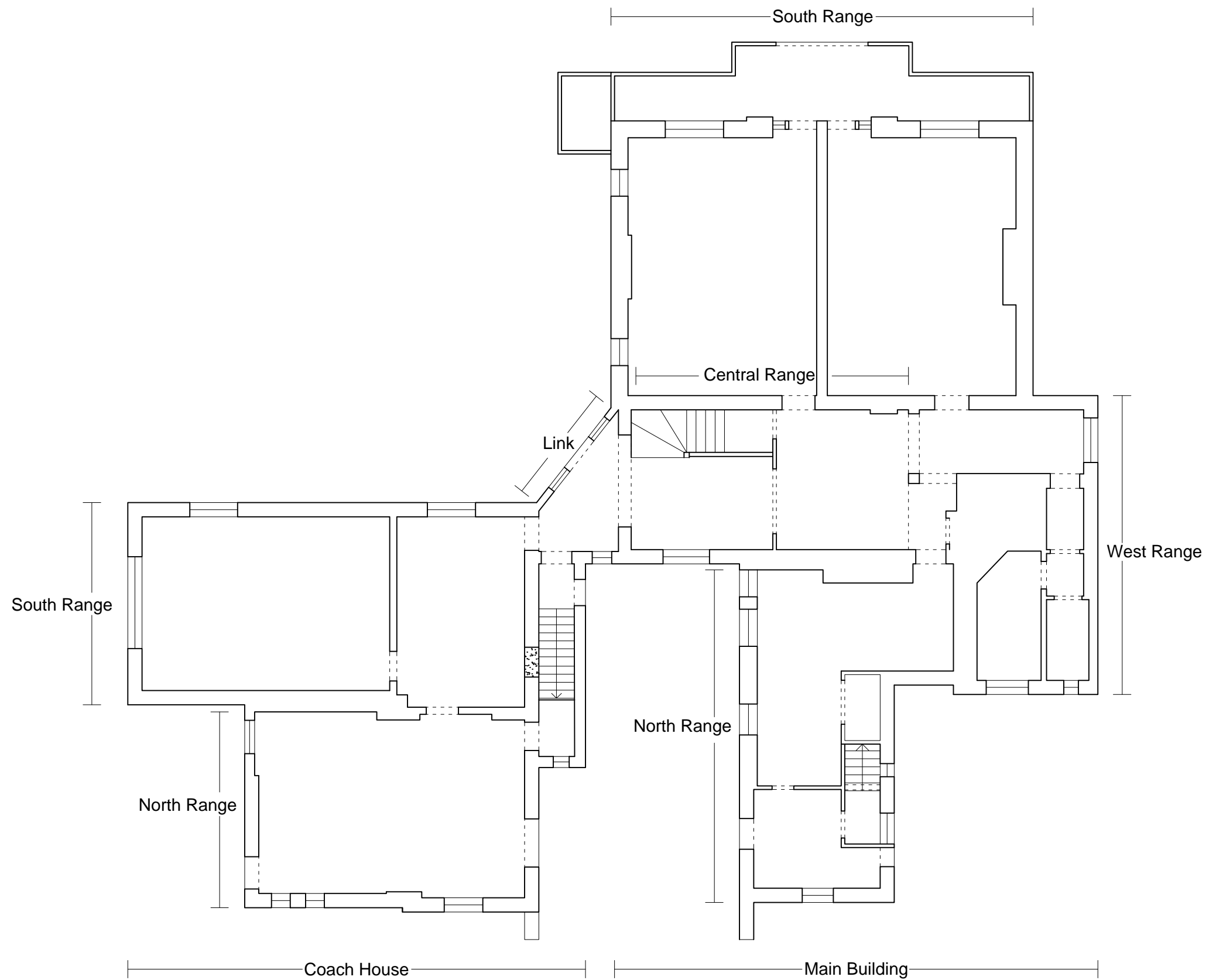
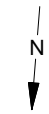
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© Archaeology South-East		Woodham Hall, Hawkhurst	Fig. 7
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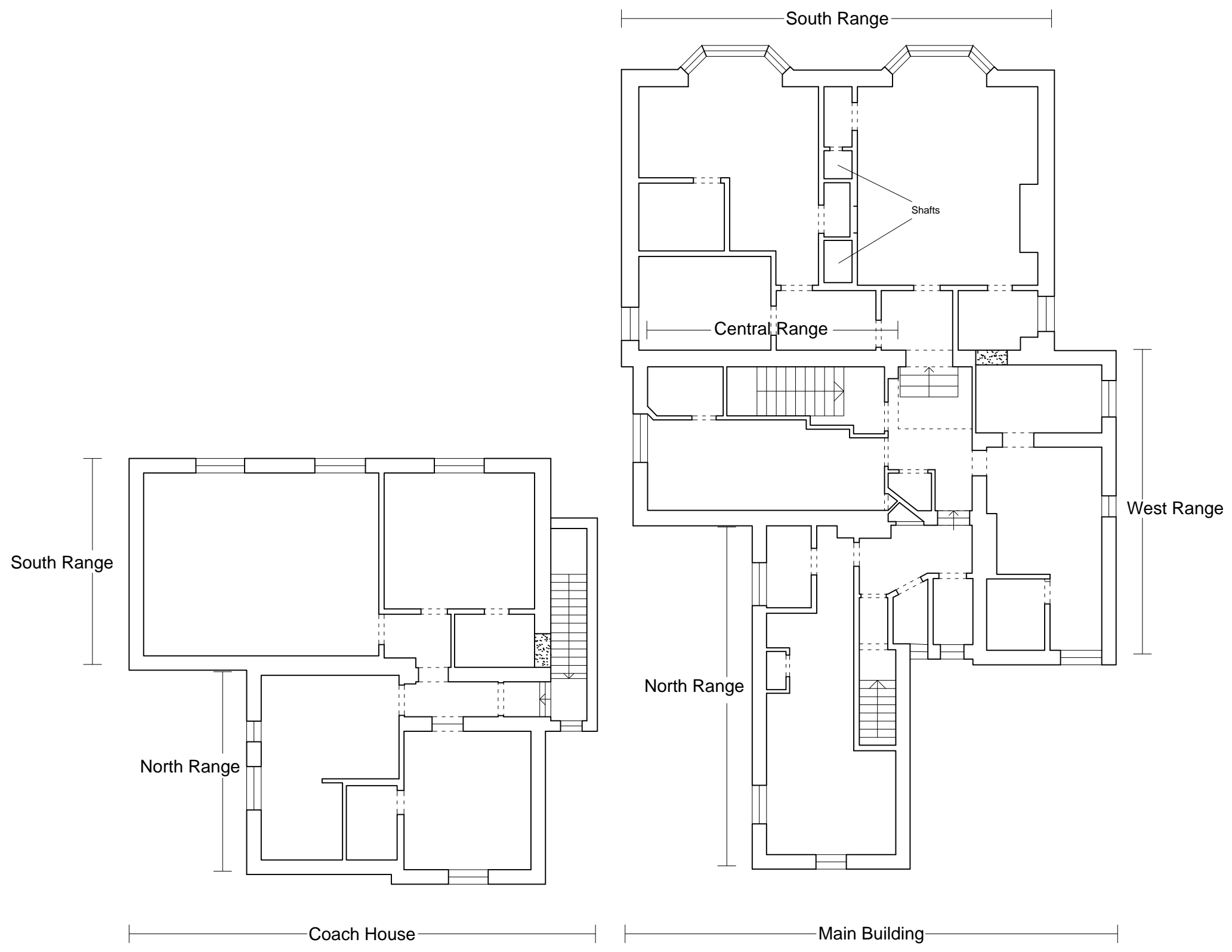
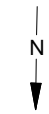




© Archaeology South-East		Woodham Hall, Hawkhurst	Fig. 8
Project Ref: 170268	June 2017	Basement plan (1:125)	
Report Ref: 2017267	Drawn by: HG		



© Archaeology South-East		Woodham Hall, Hawkhurst	Fig. 9
Project Ref: 170268	June 2017	Ground floor plan (1:125)	
Report Ref: 2017267	Drawn by: HG		



© Archaeology South-East		Woodham Hall, Hawkhurst	Fig. 10
Project Ref: 170268	June 2017	First floor plan (1:125)	
Report Ref: 2017267	Drawn by: HG		

## **APPENDIX 1 INDEX OF DIGITAL PHOTOGRAPHY**



## Appendix 1 Index of Digital Photographs



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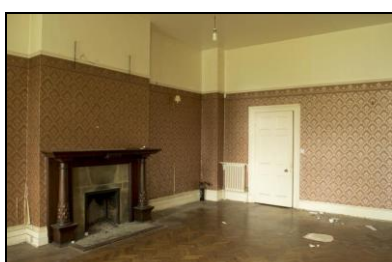
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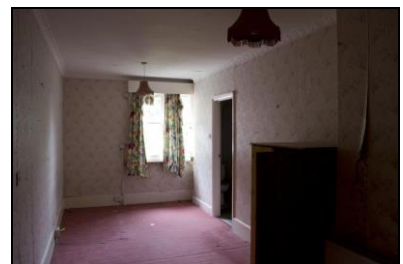
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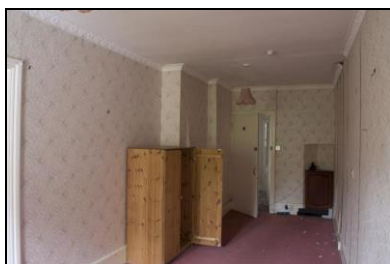
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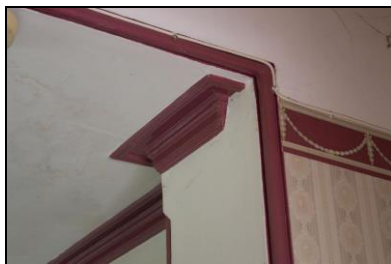
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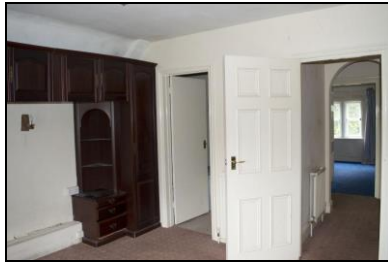
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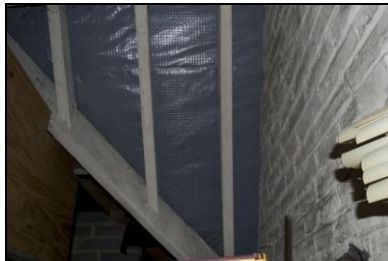
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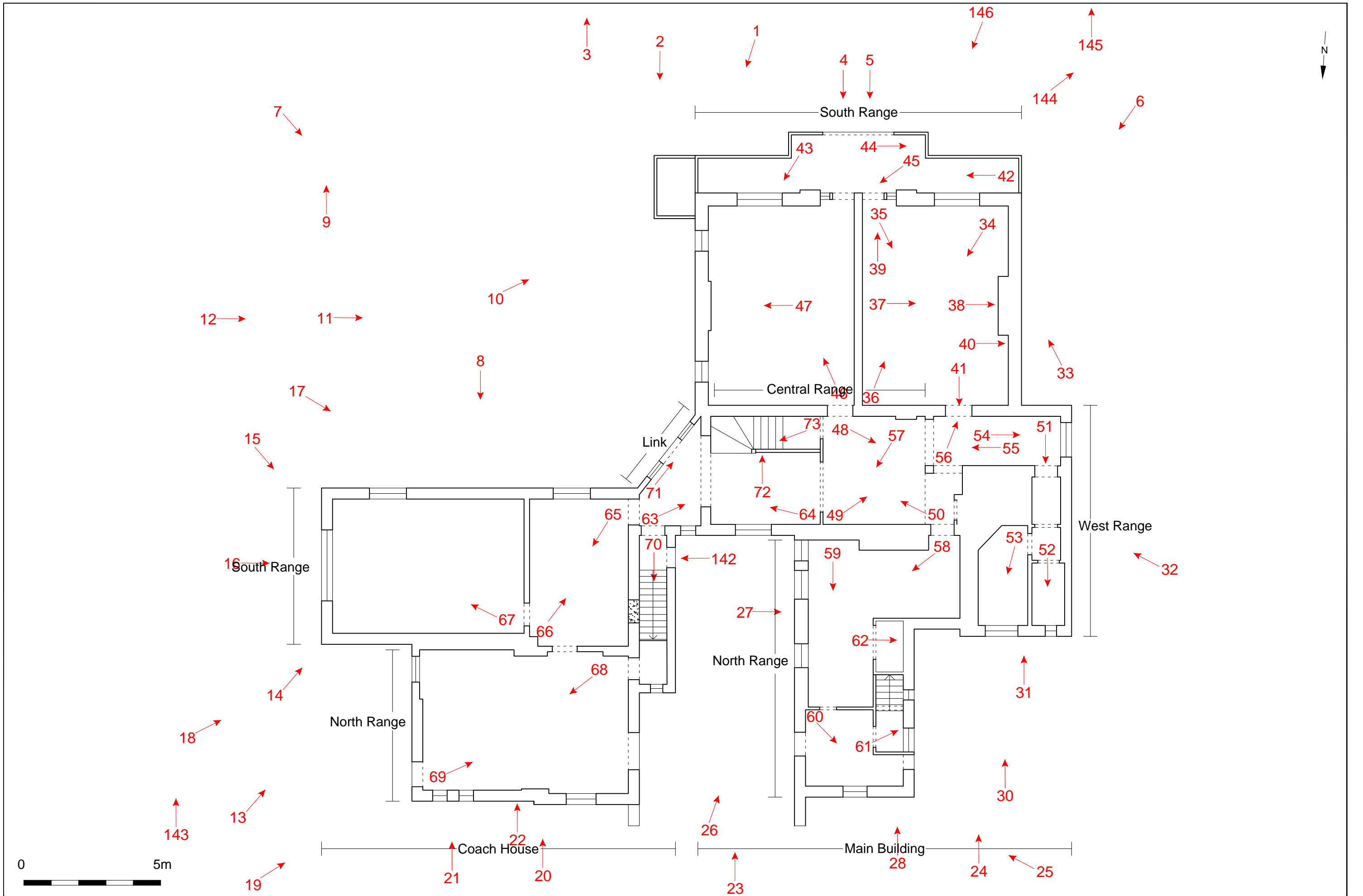




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## APPENDIX 2 OASIS DATA COLLECTION SHEET

**OASIS ID: archaeol6-289017**

**Project details**

Project name	WOODHAM HALL, HAWKHURST, KENT
Short description of the project	In June 2017 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) at Woodham Hall, Hawkhurst, Kent (NGR 576426 130314). The work was commissioned by Bellway Homes. Woodham Hall originated in the late 19th century as Copt Hall, a modest country house. It occupied the site of an earlier dwelling, known from the tithe apportionment as Tuckness Farm House, although whether any of this structure was incorporated within Copt Hall is unknown. It was greatly expanded between 1872 and 1898 to become a substantial dwelling, incorporating an earlier building that originated as an ancillary, probably agricultural building to Tuckness Farm House. The original Copt Hall was demolished in the early 20th century leaving only its late 19th century extension behind. The remaining buildings were converted to a hotel in the 1970s.
Project dates	Start: 08-06-2017 End: 29-06-2017
Previous/future work	No / Yes
Any associated project reference codes	170268 - Contracting Unit No.
Type of project	Building Recording
Monument type	BUILDING Post Medieval
Significant Finds	NONE None
Project location	
Country	England
Site location	KENT TUNBRIDGE WELLS HAWKHURST Woodham Hall
Study area	0.5 Hectares
Site coordinates	TQ 76426 30314 51.044464414861 0.517100133335 51 02 40 N 000 31 01 E Point
Project creators	
Name of Organisation	Archaeology South-East
Project brief originator	Other
Project design originator	Archaeology South-East
Project director/manager	Amy Williamson
Project supervisor	Christopher Curtis
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Kent HER
Digital Archive ID	WOD17
Digital Media available	"Images raster / digital photography", "Survey", "Text"
Paper Archive recipient	Kent History and Library Centre
Paper Archive ID	WOD17

Paper Media available "Drawing","Notebook - Excavation"," Research"," General Notes","Photograph","Plan","Report"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title WOODHAM HALL, HAWKHURST, KENT: Historic Building Record

Author(s)/Editor(s) Curtis, C.

Date 2017

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Place of issue or publication Brighton

Entered by Chris Curtis (christopher.curtis@ucl.ac.uk)

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