

1.0 INTRODUCTION.....	PAGE 3
2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND.....	PAGE 3
3.0 DESCRIPTION OF THE BUILDING.....	PAGE 5
4.0 INTERIOR.....	PAGE 7
5.0 PARAMETERS.....	PAGE 8
6.0 REFERENCES.....	PAGE 9

Front cover: 19th century photograph of the site (looking north)

Appendix 1. National Trust Building Survey Summary

Appendix 2. Digital photography list

Appendix 3. Listed building description

1.0 INTRODUCTION

1.1 In November 2014 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of Goodlands Cottage, Hawkwood Estate, Chislehurst, Kent (Figure 1). The building is presently unoccupied and is undergoing restoration and repair.

1.2 The building recording was conducted in accordance with a SWAT specification issued in November 2016 and was carried out in November 2016 in accordance with a Level 3 survey as detailed in the English Heritage publication *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006) and the *Institute of Field Archaeologists Standard and Guidance for the Archaeological investigation and recording of standing buildings or structures* (2014) and KCC Archaeological Manuals 'A' & 'B'.

1.3 Level 3 is an analytical record. Building on Levels 1 and 2, there should be a systematic account of the building's origins, development and use. The evidence on which the analysis has been based should be included. This is likely to include documentary evidence such as old maps, photographs, written accounts referring to the house, past owners, architect etc.

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 2-10) and the Chislehurst Conservation Area report by Mary Holt (2008) was consulted as was the National Heritage Register for England.

1.6 In summary the work consists of a descriptive report accompanied by digital photographs and annotated plans if appropriate.

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

2.1 Location

Goodlands Cottage was formerly known as 'Hawkwood Farm'. It is situated within the boundary of the Hawkwood Estate a property purchased by Mr and

Mrs R Hall for the National Trust in 1958. The property boundary is an irregular one, comprising a roughly north-west – south-east oriented strip. The boundary extends from Petts Wood at the south-east corner, the southern limits then follow the line of the railway that serves both Chislehurst to the north and Bickley Station to the west. The north western boundary ends at the junction with the suburbs that extend to the north-west and south-east of the A22. The northern tip of the property ends at the B264 which links the A222 to the west with the A208 to the east. The north eastern boundary skirts the limits of the grounds of the Technical College and the southern limits of The Gorse continuing down the western side of the A208 which in itself forms the eastern edge of Petts Wood.

2.2 Setting

Hawkwood Estate is located within an area that is predominately urban but the residue of the Hawkwood Estate which includes Goodlands Cottage has retained its rural character. The cottage itself is set on a NE SW slope and to the west of an unmade road called Botany Bay Lane that allows access to the property and the upslope four bayed open barn which has been the subject of a Vernacular Building Survey by Archaeology South-East (June 2012). To the east was 'The Bungalow' now demolished by the National Trust, to the west is Hawkwood Garden Cottage and to the south open countryside (Figure 0).

2.3 Statutory Designation

Goodlands Farmhouse was listed as Grade II (under the name of Hawkwood Farmhouse) on the 25th of August 1954 (Ref. English Heritage List entry number 1064364). The listing description itself is not a comprehensive schedule of those elements which are legally protected, as the legislative cover not only relates to both the interior and exterior of the stated structure but also extends to any building within the curtilage which predates the 1st July 1948 as stated in Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing description notes that the farmhouse was built by Robert Jenner around 1754 of 2 storeys, 3 windows, red brick. Tiled roof. Pointed doorway and sash windows all set in rusticated surround of flints. Listing NGR TQ 44105 68944.

2.4 Significance of the Building

The significance of the building lies in its contribution to the farm group, its form and function can be seen as part of a typical Kentish farm dating from the late 18th early 19th century. The building is an unusual example of a small model farmhouse, with working building such as a (possible) bakehouse, granary and open cart shed integral to the design. The idea of combining the house with working buildings is 'Palladian' in concept. The form and architectural detail of the surviving parts contribute greatly to the historic interest of the area. Unfortunately much historic material has been lost in recent years.

2.5 Historic Background

A rapid map assessment of OS Historic Mapping and Aerial Photographs (Figures 0-00 Plates 1a-5a) show that in 1862 the cottages location was in a farm complex known as 'Hawkwood Farm' with buildings to the south, east and west (front cover and Figure 2).

By 1897 additional buildings had been added to the group and the buildings to the east hived off into 'Tongs Farm'. The cottage itself had an open bay barn attached upslope and to the north-east facing wall whilst to the south-west facing wall a sloped roof lean-to building which is not apparent now.

The OS map of 1909 (Figure 4) shows more or less the same plan but by 1931-33 the lean-to structure attached to the south facing wall of the cottage has been demolished (Figure 5).

3. DESCRIPTION OF THE BUILDING

3.1 Exterior

The building is a four room double pile small farmhouse entered in the centre from the east, where rises a central staircase giving access to the upper rooms

3.2 The building represents two principal phases of construction. Phase 1 of 18th century date is represented by the eastern half of the house. Until recently the barn to the north formed part of Phase 1. However this is entirely

re-built after a fire in 2012. Phase 2 of circa 1900 represents the western half of the house and possible subdivision into two cottages.

3.3 The eastern pile representing Phase 1 is red brick fronted with a tile roof. The brickwork is very fine quality red brickwork with quoins of regular knapped flintwork surrounding four gothic windows. The windows have conventional orthogonal glazing bars and sliding sashes. No attempt at 'tracery' was made in the glazing bar treatment. The front door is similarly gothic with a porch formed of knobbly tree-trunks, possibly original. The roof is plain clay tiled and gabled. The chimneys are integral to the two gable ends and project into the two front rooms (Plates 1, 2, 3, 4).

3.4 The southern gable wall was rendered up to the eaves until the render was removed for repairs. Some woodwork from Phase 1 internally of a simple character survives.

3.5 The western pile representing Phase 2 is of brown stock brick construction. The windows are simple side hung timber casement windows. The roof construction is plain clay tiled and hipped on all corners. The two piles are separated by a central valley draining onto the barn to the north. There is a central chimney stack serving internal chimney breast facing north and south. There is evidence that the northern ground floor chimney breast has been removed (Plates 6, 7, 8, 9).

3.6 With the removal of the concrete render, it is clear that the southern end of the building has been truncated. Timber plates joined into the wall plates at eaves level would originally have been internal features and the southeast corner of brickwork can be seen to have been carefully cut. Furthermore with the removal of the render, it can be seen that the front and rear wall of the eastern pile are not completely bonded and there are remains of flue structures and a central brick oven within the walling. A small blocked opening to the west of the oven can be observed. This would have been accessible from the southern room.

3.7 A 19th century photograph of the house (front cover) shows the form of the part of the building now lost. The front wall can be seen to have continued southward for a further 4-5m and to have included a first floor, lit by additional (perhaps slightly smaller) gothic window. The chimney top can be seen to have

been rebuilt. It originally projected further southwards to incorporate the flues of the lost oven. The smoke blackening from the flues stops just above the eaves line which possibly suggests that the gable was re-built above the eaves line after the demolition of the southern lean-to.

3.8 The 19th century photograph is interesting also for the fact that it shows buildings which no longer survive. To the southeast of the house was most likely a substantial granary and to the north a barn. This barn was probably a threshing barn and is said to have collapsed in the 1987 hurricane.

4. INTERIOR

4.1 The interior of the building extends to two floors plus cellar (Plates 0-00). Three main phases of development are evident in the structural arrangement of the building with the earliest being the eastern half of the house and probably the cart shed/barn to the north c.1754. Phase 2 is the western part of the house and Phase 3 the demolition of the attached 'bake house' between the years 1909-1931.

4.2 The cellar does not cover the total footprint of the building and is accessed from the 'Utility Room' and measures internally 5.21 x 3.51m. Presumably in Phase 1 the cellar would be accessed from outside the building. The cellar is drained by a continuous running electric pump as it seems there is a fresh water spring erupting in the area of the drain which is set just below the level of the modern concrete floor.

4.3 The 'Kitchen' (1) is located in Phase 2 and measures internally 3.04 x 4.22m (Plate 9). The kitchen is fitted out with modern kitchen units, a stainless steel sink and electric/gas hob and oven cooker. The kitchen units are topped with formica type plastic worktops and the floor is tiled with modern ceramic tiles. In the centre of the east wall a simple panelled wooden door painted white which leads to the 'Living Room'.

4.4 The Living Room (2) is located in Phase 1 and measures internally 3.56 x 3.65m (Plates 10, 11). The room is lighted by one of the gothic windows and heated in an original fireplace recess by a modern woodstove sitting on a brick hearth which again is modern. Each side of the plastered chimney breast the

wall plaster has been removed to expose the original brickwork laid in English Bond and set in lime mortar between horizontal sawn timber framing. The walls are plastered and painted, the ceiling lathe and plaster and the floors covered in carpet. Apart from the kitchen entrance there are two other simple panelled white painted wooden doors, one leads to an under stairs cupboard, the other to the front hall.

4.5 The 'Hall' (3) is located in Phase 1 and measures internally 1.77 x 3.65m. An original timber dog-leg staircase leads to the upper landing and two doors lead off on the ground floor, one is the front door and the other to the 'Dining Room'.

4.6 The Dining Room (4) measures 3.52 x 3.65m and is lit by a single Gothic window (Plate 13) and heated by a modern wood burning stove situated in the original projecting chimney breast on the south wall. The walls are plastered and painted and the ceiling lathe and plaster. The floor carpeted. In the last decade the room has been 'knocked through' to the 'Utility Room' to make a room which is 6.43 x 3.52m. The 'Utility Room' (5) is located in Phase 2 and is plastered with a lathe and plaster ceiling and has a low entrance to the cellar (Plate 0). On the south wall a pair of modern fully glazed timber double doors lead out to the garden (Plate 13).

4.7 Upstairs the 'Landing' (6) leads into 'Bedrooms' (7) & (12), and in the Phase 2 building 'Bedrooms' (8) & (11) and modern 'Bathroom' (9) and 'WC' (10) and Plates 15, 16, 17, 18).The attic was not accessible and no details of roof construction were available.

5.0 PARAMETERS

5.1 The photographic survey was conducted using digital photography and as the exterior of the building was available with scaffolding 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 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 16th November 2016 and photographs can be seen in the following Plates.

Paul Wilkinson PhD., MCIfA., FRSA

23/11/2016

6. References

Holt, M. S., 1992 (updated 2008) *Chislehurst Conservation Area. A Study Compiled and Written for the Chislehurst Society*

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

The National Heritage List for England (accessed 22nd November 2016)



Plate 1. Front elevation of Goodland Cottage (looking north)



Plate 2. Front elevation of the new four bay barn (looking west)



Plate 3. Front elevation of Goodlands Cottage (looking north-west)



Plate 4. Close-up of front door



Plate 5. West (rear) and south elevation showing new roof (looking north-east)



Plate 6. Detail of west (rear) elevation (looking east)



Plate 7. Detail of west (rear) elevation phase 2 (looking east)



Plate 8. Detail of south elevation phase 1 showing damaged brickwork of demolished 'bake-house')



Plate 9. Kitchen (1) interior (looking west)



Plate 10. Living Room (2) interior (looking north-east)



Plate 11. Living Room (2) interior (looking south-east)



Plate 12. Detail of north wall Living Room (2)



Plate 13. View of interior Dining Room (4) from Utility Room (5) and looking south-east



Plate 14. Detail of Utility Room (5) showing doorway to cellar



Plate 15. View of modern partition in Bedroom (8)



Plate 16. View of window and shutters in Bedroom (7)



Plate 17. View of Bathroom (9)



Plate 18. View of WC (10)

Appendix 1

NATIONAL TRUST HISTORIC BUILDINGS SURVEY:

Summary Sheet

Property Name Hawkwood Estate	Address Hawkwood Farm, Hawkwood Lane, Chislehurst, Kent, BR7 5PT	Building Name Goodlands Cottage
Property/ Building Reference	OS Grid Reference TQ 441 689	Surveyor/Date of Survey Paul Wilkinson 16 th Nov 2016
Category Residential	Original Use Residential	Current Use Residential but undergoing repair
Date(s) of Construction The building is a four room double pile small farmhouse entered in the centre from the east, where rises a central staircase giving access to the upper rooms. The building represents two principal phases of construction. Phase 1 of 18th century date is represented by the eastern half of the house Phase 2 of circa 1900 represents the western half of the house and possible subdivision into two cottages.	Statutory Designation (s)	NT SMR Reference
Walling Materials Wall construction is of brick	Roofing Materials Plain clay tiles	Flooring Materials Concrete
Description: The building is a four room double pile small farmhouse entered in the centre from the east, where rises a central staircase giving access to the upper rooms. The building represents two principal phases of construction. Phase 1 of 18th century date is represented by the eastern half of the house. Until recently the barn to the north formed part of Phase 1. However this is entirely re-built after a fire in 2012. Phase 2 of circa 1900 represents the western half of the house and possible subdivision into two cottages. The eastern pile representing Phase 1 is red brick fronted with a tile roof. The brickwork is very fine quality red brickwork with quoins of regular knapped flintwork surrounding four gothic windows. The windows have conventional orthogonal glazing bars and sliding sashes. No attempt at 'tracery' was made in the glazing bar treatment. The front door is similarly gothic with a porch formed of knobbly tree-trunks, possibly original. The roof is plain clay tiled and gabled. The chimneys are integral to the two gable ends and project into the two front rooms.		
Architectural/Historic Significance: The building had been significant as part of the farm group showing how the farmstead had developed and adapted over time.		Landscape Significance: The significance of the building to the setting was again a group one.
Notes/Qualifications Regarding Survey: The survey was undertaken whilst the building was being restored which enabled access to most parts of the building apart from the roof space.		
Additional Information Sources for this Building (s):		
Copies & CDs of this report held at: NT Regional Office; NT Swindon Office; Polesden Lacey (Curators' Archive); Property Office; SWAT Archaeology, The Office, School Farm Oast, Faversham		

Appendix 2

Shot No.	Camera Facing	Description
1	W	General view of the farmhouse
2	W	General view of the farmhouse
3	W	General view of the farmhouse
4	W	Close up of front door
5	N	Detail of south elevation
6	E	Detail of west elevation
7	W	Detail of west elevation
8	N	Detail of the south elevation
9	SW	Detail of the Kitchen
10	SE	Detail of the Living Room
11	E	Detail of the Living Room
12	NW	Detail of north wall
13	NW	View of base of truss remains between Bays 1 and 2
14	W	View of the Dining Room
15	SW	View Bedroom (8)
16	SW	View Bedroom (8)
17	SW	View of Bathroom
18	SW	View of WC

Appendix 3: Listed Building Description (National Heritage List for England)

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HAWKWOOD FARMHOUSE

List Entry Number: 1064364

Location:

HAWKWOOD FARMHOUSE, HAWKWOOD LANE

County: Greater London Authority

District: Bromley

Grade: II

Date first listed: 25-Aug-1954

Date of most recent amendment: Not applicable to this List entry.

Legacy System: LBS

UID: 358453

Details

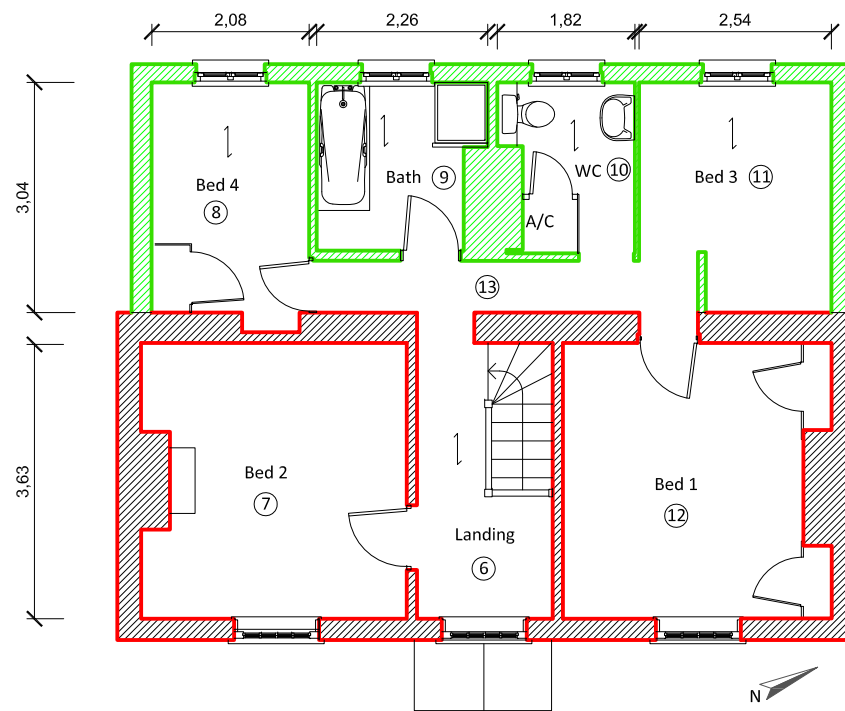
HAWKWOOD LANE, CHISLEHURST

1.4407 Hawkwood Farmhouse

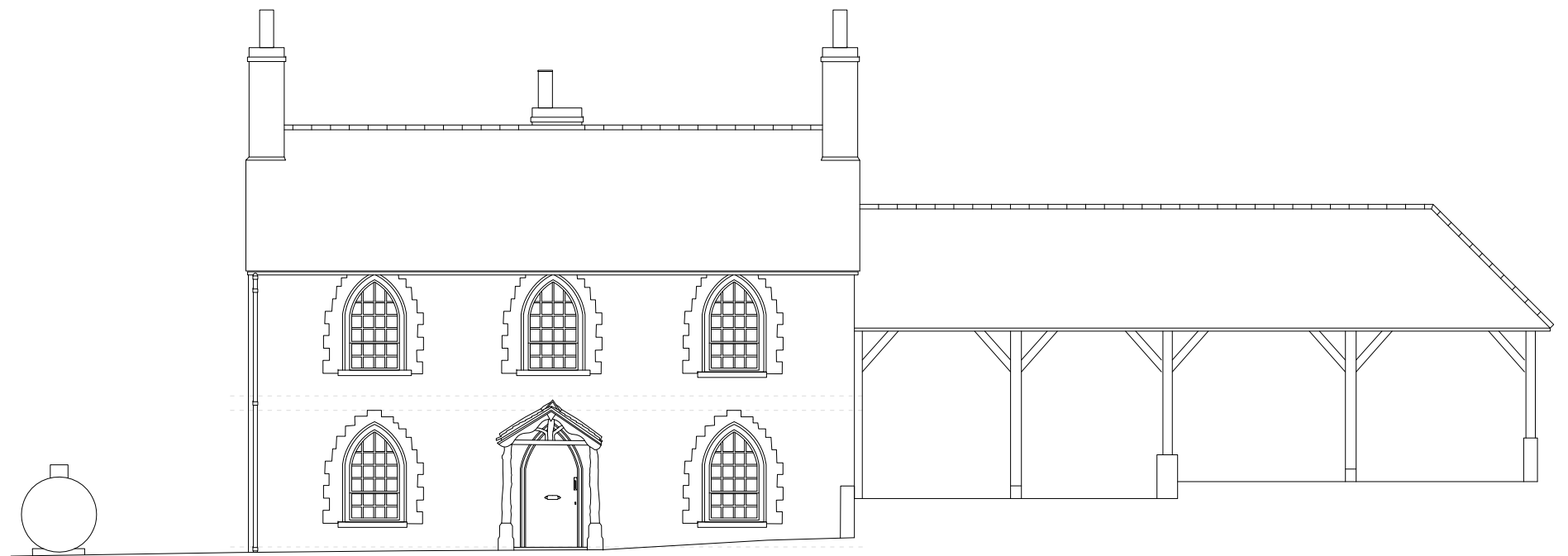
TQ 46 NW 5/72 25.8.54.

Built about 1754 by Robert Jenner. 2 storeys. 3 windows. Red brick. Tiled roof. Pointed doorway and sash windows all set in rusticated surround of flints

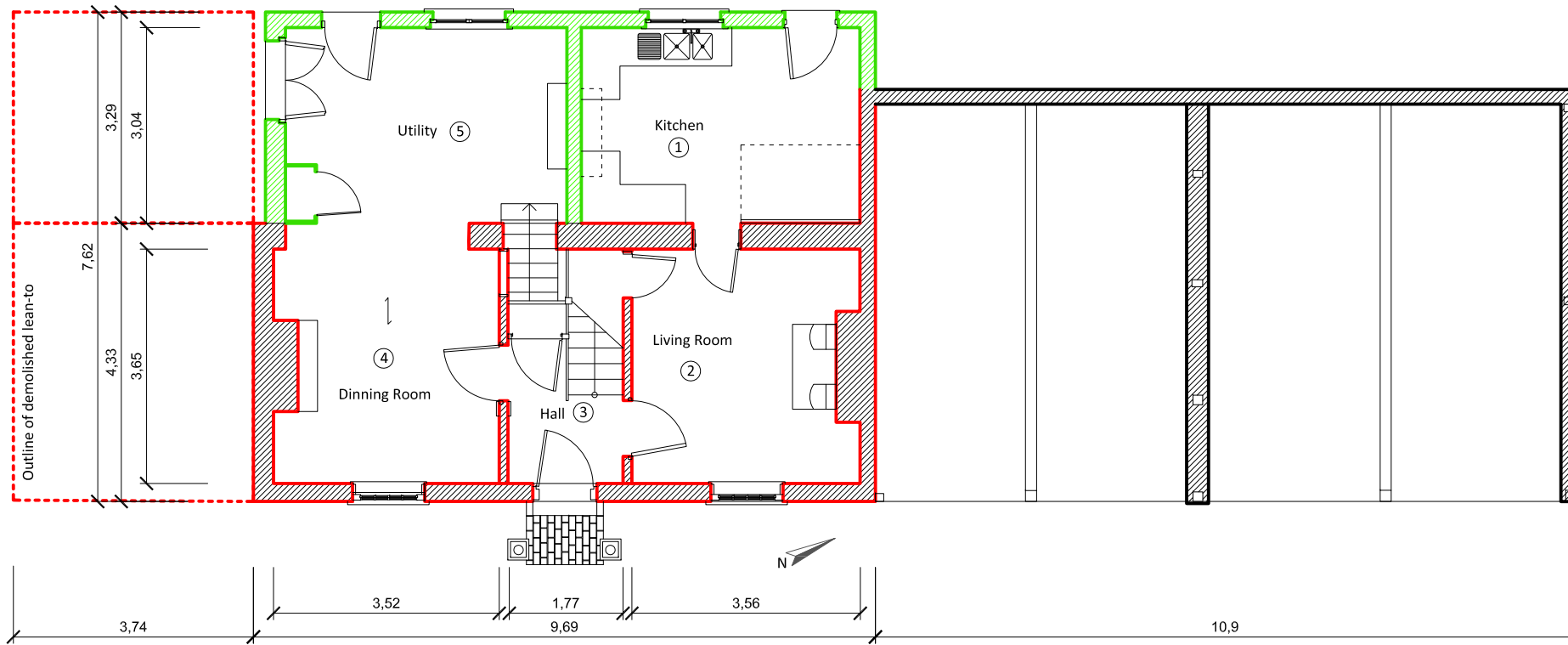
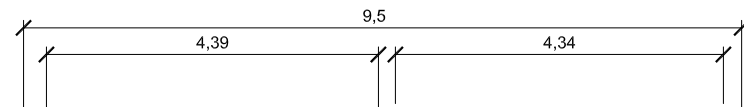
Listing NGR: TQ4410568944



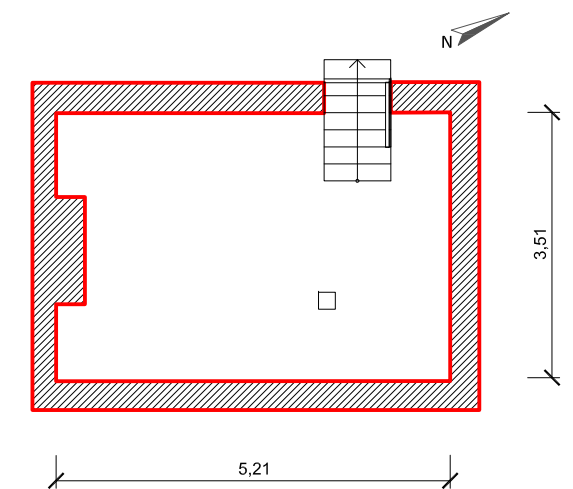
First Floor Plan



Front Elevation



Ground Floor Plan



Cellar Plan

Figure 1: Existing floor plans of the Goodlands Cottage with two phases outlined in red (circa 1754) and green (circa 1850).

PROJECT: GOODLANDS COTTAGE		SWAT ARCHAEOLOGY	
DRAWING TITLE: Plans (ground floor, first floor, cellar) and Front Elevation			
SIZE AND SCALE: 1:100@A3	DATE: 11/11/2016	DRAWN BY: BARTOSZ CICHY	
DRAWING NUMBER: 1-4	SITE CODE: GC-BR16	REF. FILE: Drawing1.DWG	





Figure 2: OS 1862 map, scale 1:2500

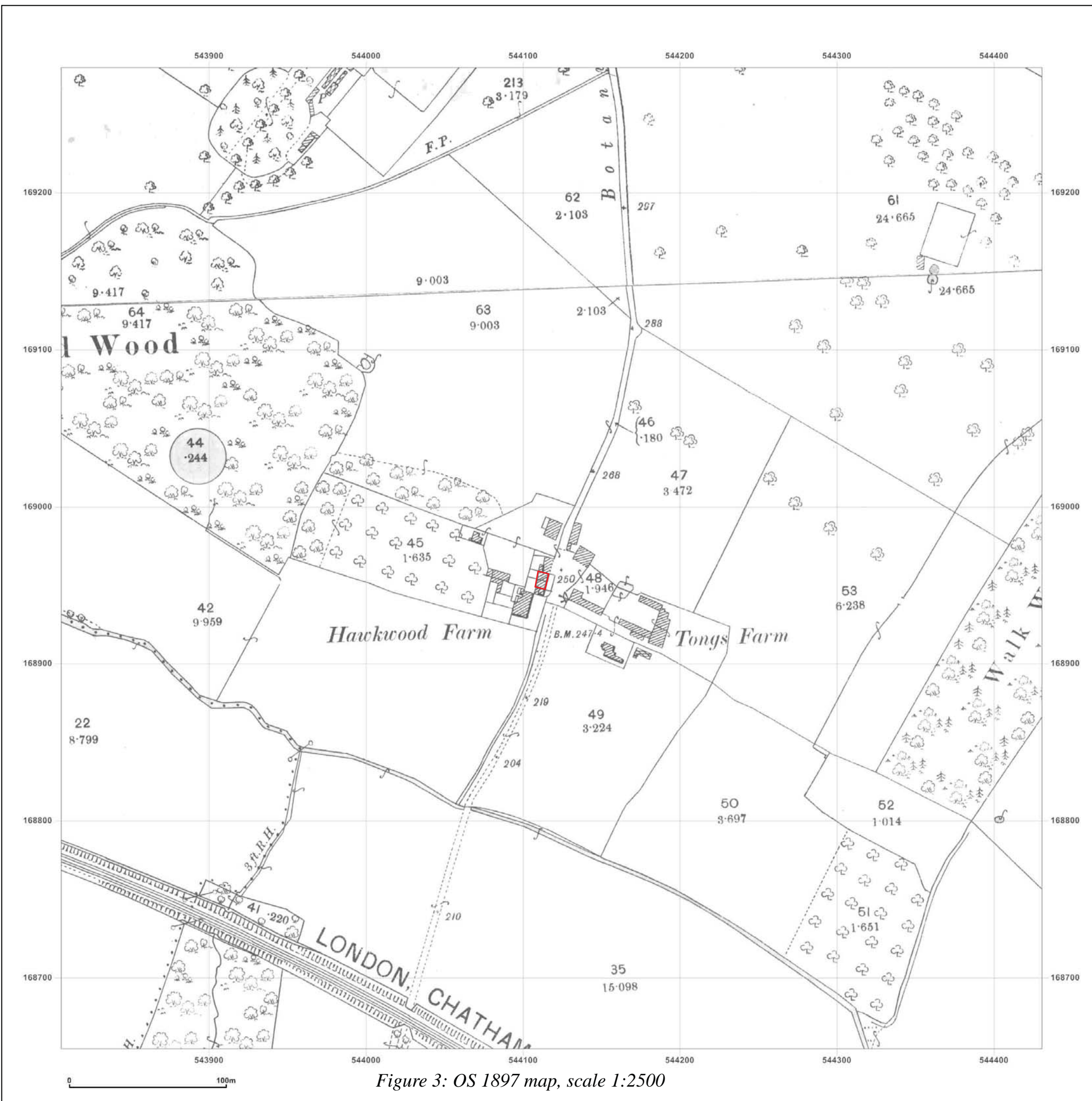


Figure 3: OS 1897 map, scale 1:2500

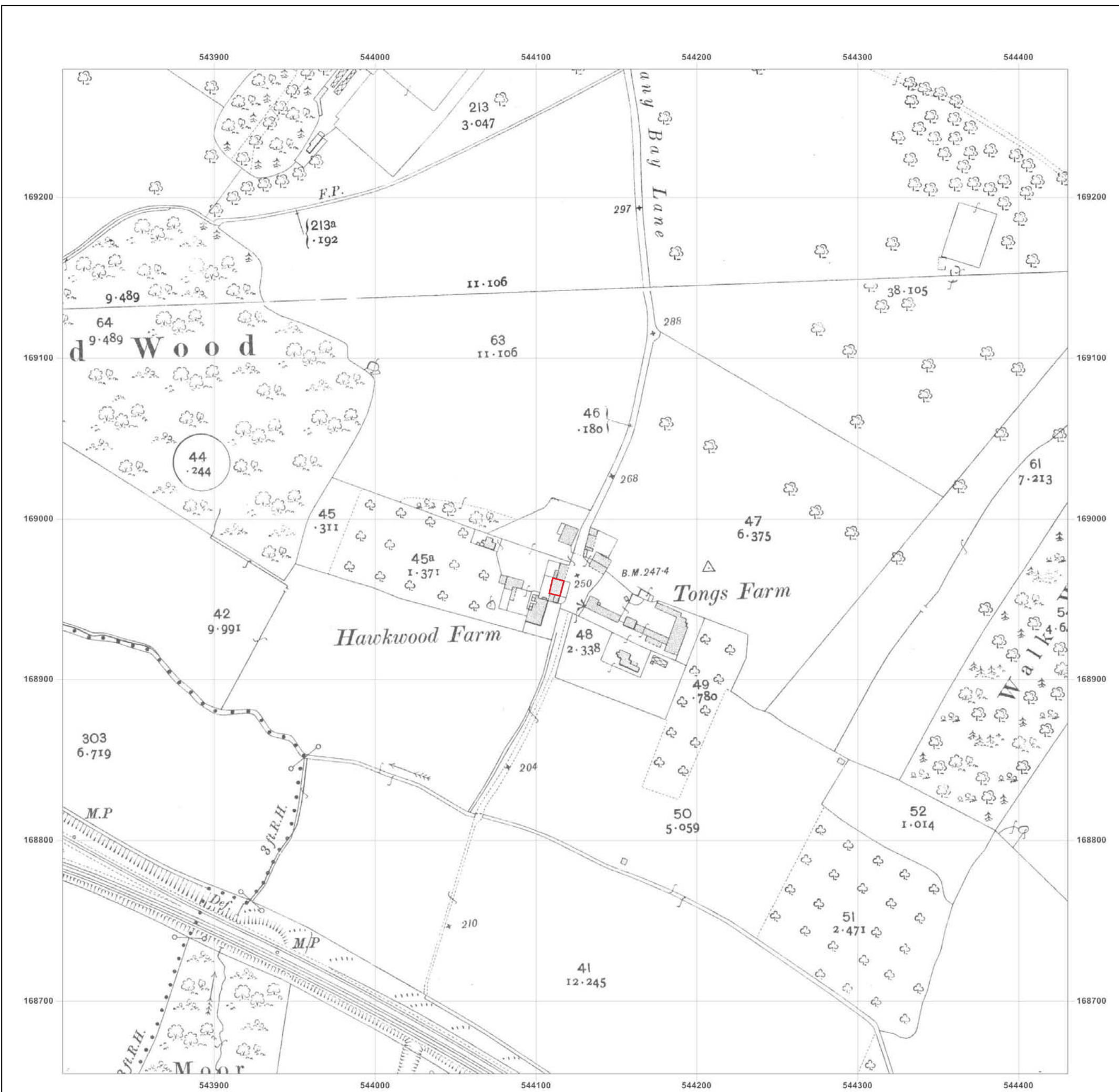


Figure 4: OS 1909 map, scale 1:2500

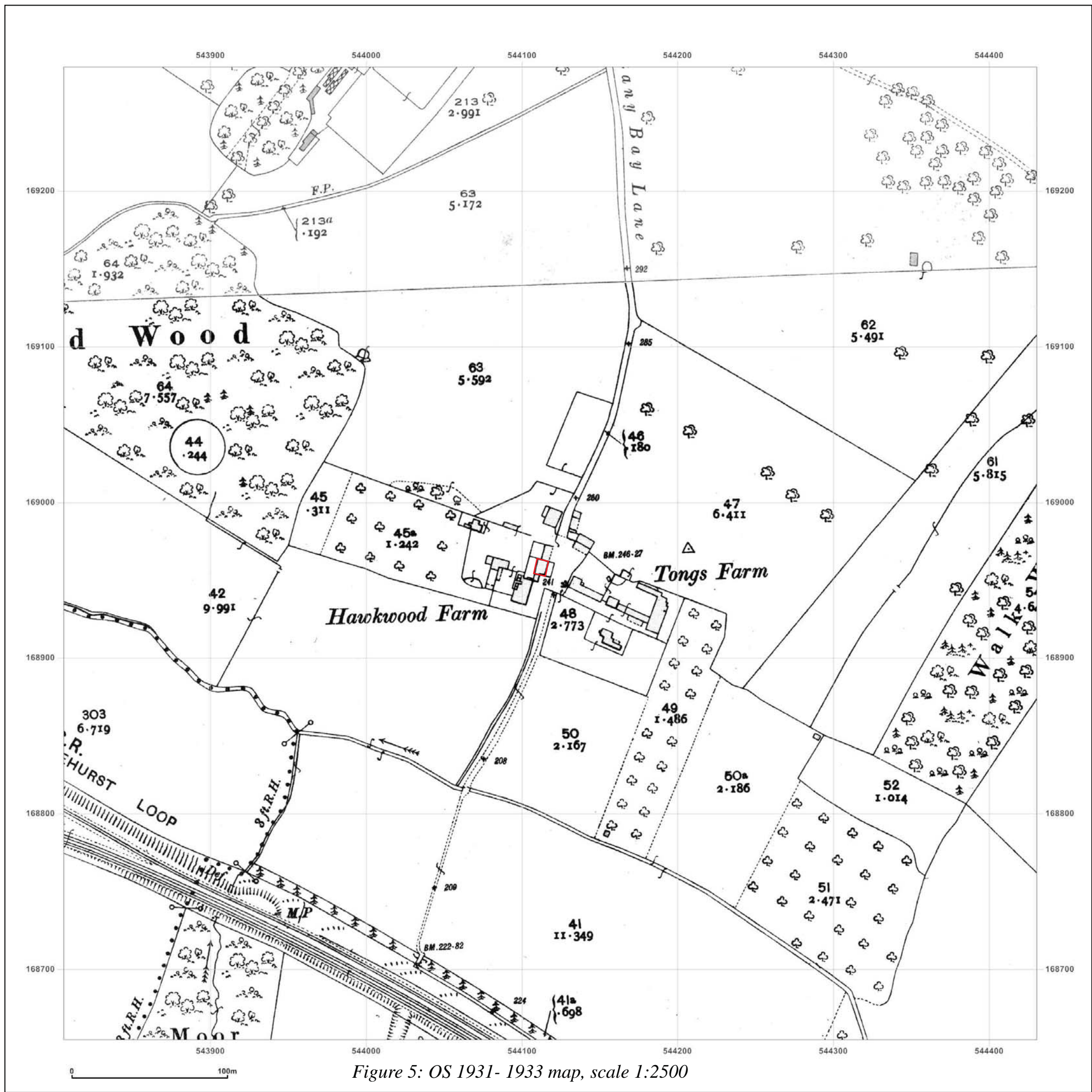


Figure 5: OS 1931- 1933 map, scale 1:2500

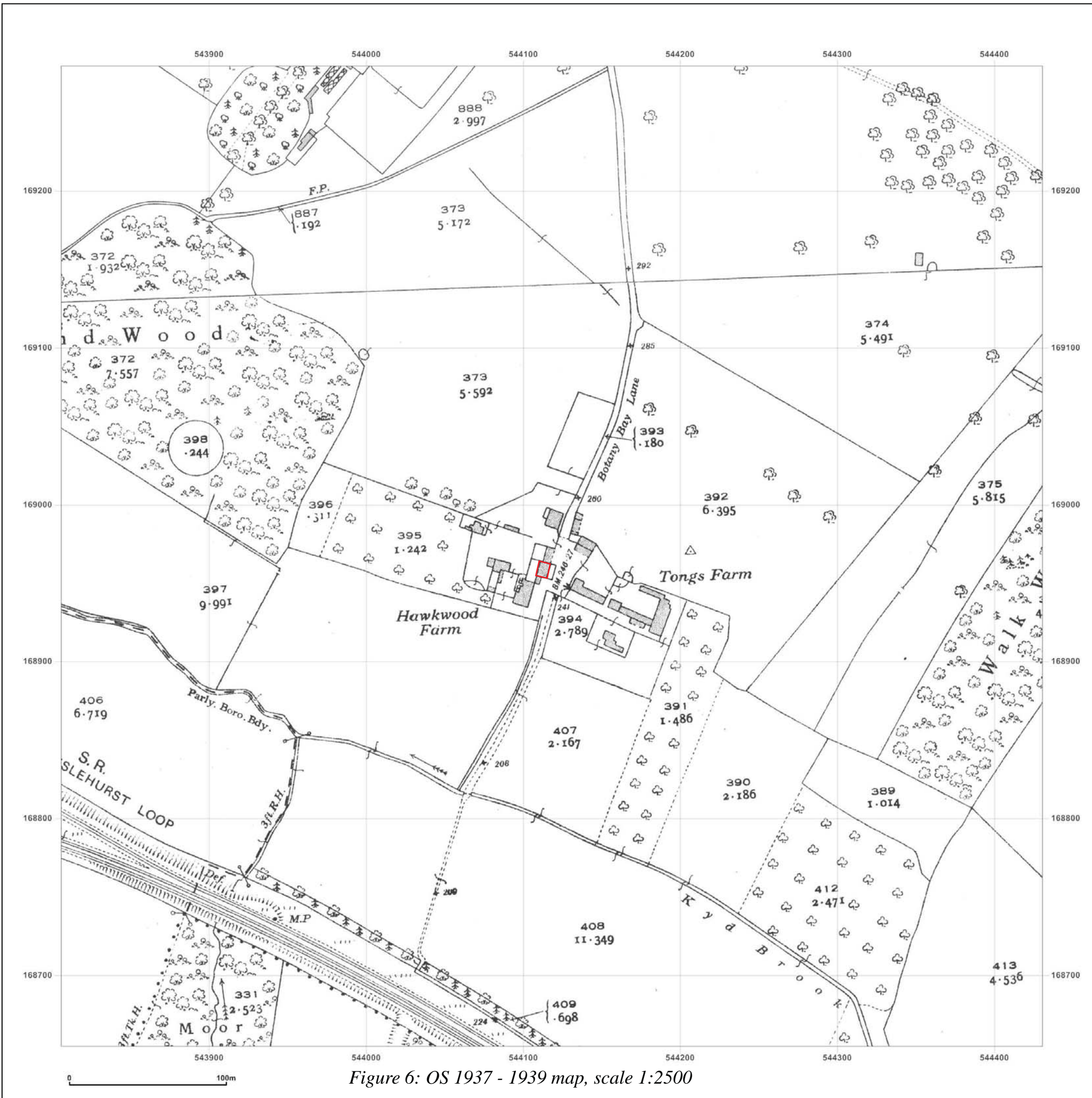


Figure 6: OS 1937 - 1939 map, scale 1:2500

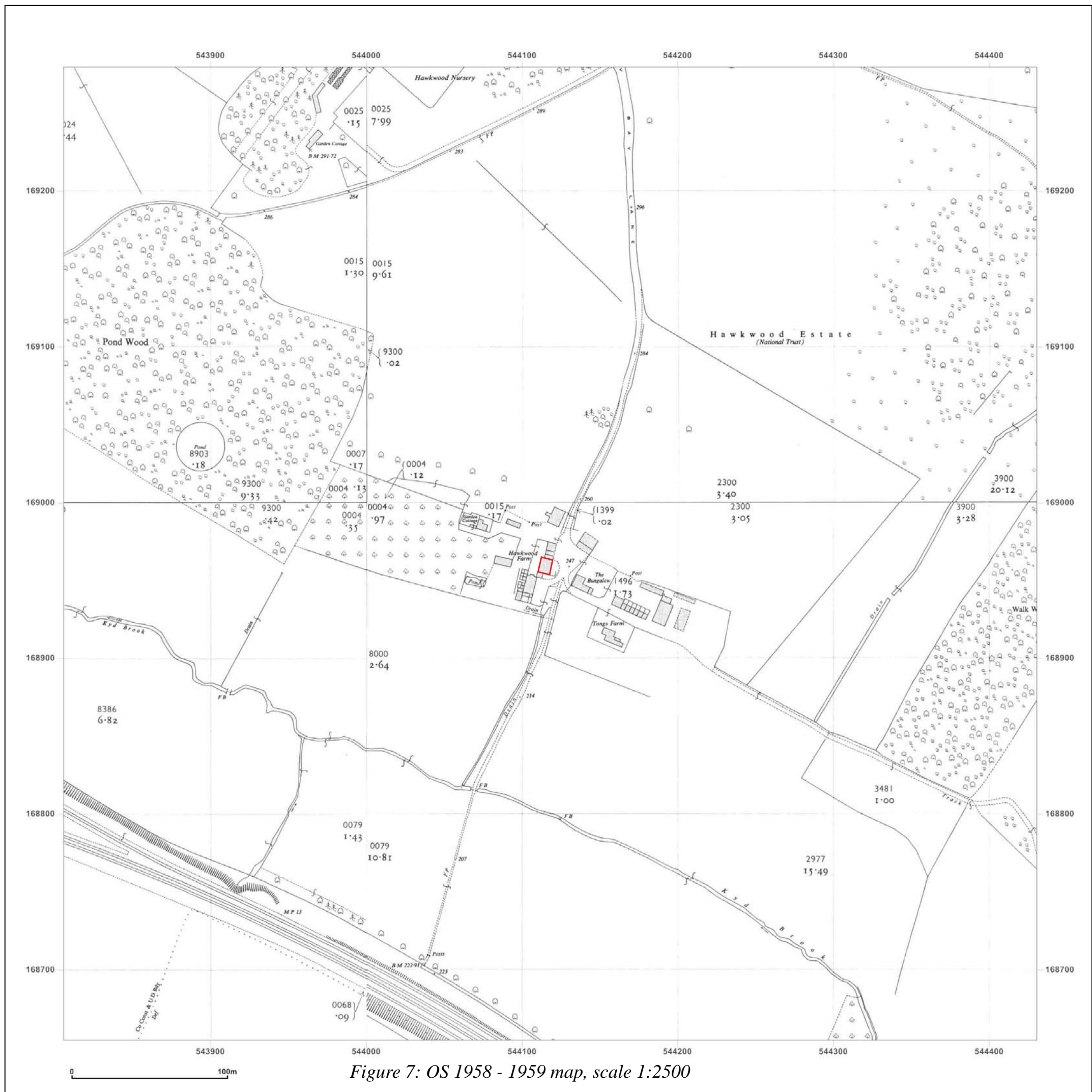


Figure 7: OS 1958 - 1959 map, scale 1:2500



Figure 8: OS 1959 - 1960 map, scale 1:2000

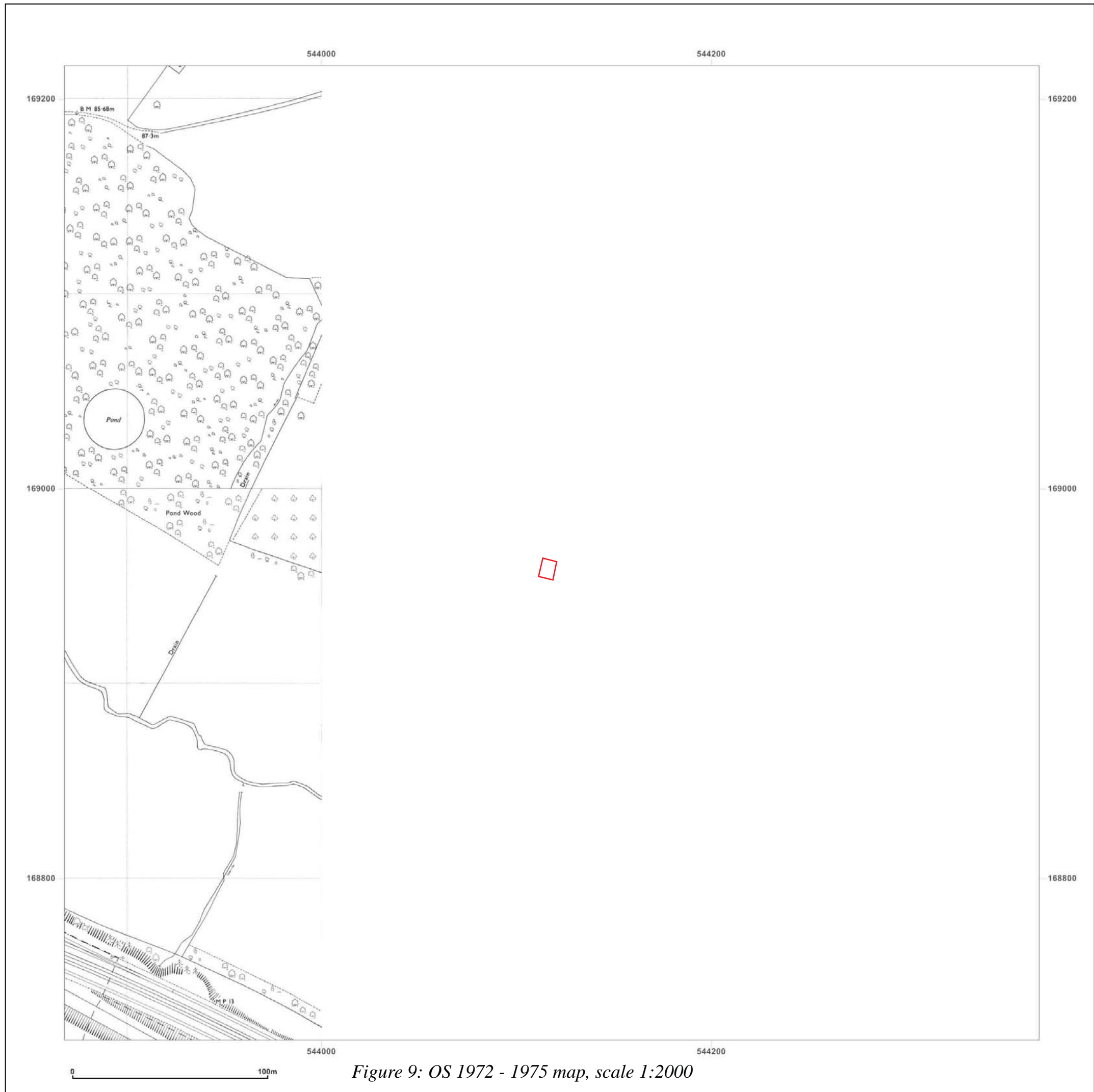


Figure 9: OS 1972 - 1975 map, scale 1:2000



Figure 10: OS 1991 map, scale 1:2000