

# HISTORIC BUILDING RECORDING OF THE MEMORIAL HALL, TUNBRIDGE WELLS ROAD, MARK CROSS, EAST SUSSEX

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Front cover: Historic OS map of the site

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## 1.0 INTRODUCTION

1.1 In November 2016 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of the Memorial Hall, Tunbridge Wells Road, Mark Cross, East Sussex (Figure 1). The building is presently unoccupied and is undergoing demolition.

1.2 Following granting of planning permission (WD/2016/0879/F) for demolition of the existing single-storey Village Hall and replacement with a new single dwelling a condition (7) has been attached to the permission requiring that a programme of building recording be undertaken in advance of any site works.

1.3 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 2 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 the Sussex Archaeological Standards –Annex F (April 2015).

1.3 Level 2 recording has been requested in line with English Heritage published guidance: *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage -2006) and Sussex Archaeological Standards Annex F. A Level 2 recording is described as a 'descriptive record' to include inspection and description of the exterior and interior of the buildings. This is a descriptive record. Similar to Level 1, but in addition both the interior and exterior will be described and photographed. The written account will make conclusions regarding the building's development and use(s), but will not discuss in any detail the evidence on which these conclusions are made. Measured drawings should be made of cross sections, elevations and structural details, such as roof trusses. External and internal photographs of the building(s) should be taken including any items associated with the use of the building(s), i.e. machinery.

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 Mark Cross Village Website ([MarkCross.org.uk](http://MarkCross.org.uk)) 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.

## **2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND**

### **2.1 Location**

The building is located on the A267 just north of the village of Mark Cross and has views over the Weald towards Crowborough and is neighboured by the ancillary buildings of Catts Farm. The proposed development area is in an Archaeological Notification Area 1121 and is designated as a Hamlet (Medieval to AD 1066) and Settlement (Medieval to AD 1066). In the vicinity is a known Roman villa, find spots of Roman pottery and Roman field systems (Figure 1).

### **2.2 Setting**

The building is located on the west side of the Tunbridge Wells Road (A267) and faces south-east and is built on a steep north to south slope. The Phase 2 build is built on brick piers to overcome the steepness of the hill and there is little room for car parking (Figure 1).

### **2.3 Statutory Designation**

The Memorial Hall is not listed.

### **2.4 Significance of the Building**

The significance of the building lies in its contribution to the village over generations. It was built in 1907 at a cost of £120 from significant donations from local people and public subscriptions to commemorate the fallen of the Great War. A war memorial plaque of brass and mahogany with the names of

the village fallen was mounted on the north wall and has now been transferred to the church. The Memorial Hall became the centre of village life and later in the 1960's was further extended and enjoyed a busy programme of a wide variety of regular village activities including the use as the village polling station, dance and theatre, antique fairs, keep fit classes, dog shows, horticultural shows, jumble sales, choral societies and private functions all made use of its facilities.

## **2.5 Historic Background**

A rapid map assessment of OS Historic Mapping and Aerial Photographs (Figures 2-10. Plate 18) show that in 1874 and the 1898 OS maps the land is not developed but within the curtilage of Catts Farm. The OS map of 1910 shows the Phase 1 building annotated as the 'Parish Room' (Figure 4). By 1970 the Phase 2 had been built but the building is still called the 'Parish Room' as it is in the OS map of 1994 (Figure 6).

## **3. DESCRIPTION OF THE BUILDING**

### **3.1 Exterior (Figure 1b)**

The building is a single floor T-shaped building with three gables with a cross gable roof built in two phases, the first phase was built in 1907 and is of timber stud walling faced with corrugated iron sheeting on the exterior surfaces and lined with tongued and grooved boarding on its interior walls and floored with tongued and grooved floor boarding. The roof was originally covered with corrugated iron painted green which has been removed and stored at the rear of the building and its place taken by asphalt sheeting (Plate 1).

3.2 The Phase 1 building measures 12.73 x 6.22m and is embellished on the frontage gable facade by a porch and door which measures internally 1.6 x 1.1m. The porch stands out about 1.1m and is of timber stud construction sheathed on the sides and roof by corrugated iron sheeting painted green, the front facade of the porch is sheathed by diagonal tongued and grooved timber boarding painted white. The barge boards of the porch are plain timber, and topped by a tapered, square backed timber finial both painted white. The gable facade is also pierced by two window openings framed by two galvanised

Crittall windows with a top opening light which may belong to Phase 2 (Plates 1, 3, 4).

3.3 The exterior wall to the north of the porch (Plate 1) is 6.1m long and the facade again is sheathed with corrugated iron sheeting painted green. The facade is pierced by two window openings now framed by two c.1960 timber windows with side hung lights and with the frames stained brown. Between the two windows is a brick plinth which pierces the wall and is a gas heater flue. To the right another opening has pierced the Phase 1 building and this is a modern fire door which opens outwards.

3.4 The north facing facade is built on three brick piers and measures 6.22m in length and is sheathed with corrugated iron sheeting painted green (Plate 5).

3.5 The rear of the building has been built out in the c.1960's (Phase 2) with a concrete block extension roofed with a flat sloping roof and sitting on ten concrete piers. The concrete block extension was originally built with two window openings but these have been blocked up (Plate 6).

3.6 To the south of the concrete block extension is the rear gable wall of the Phase 1 construct, and again as the front gable facade a timber frame sheathed in corrugated iron sheeting painted green and pierced by three openings, two are blocked by corrugated sheet and ply boarding and the other is a c.1960/s timber casement window of the same size and style as found on the front facade of the building (Plate 7).

3.7 The north face of the building is the side wall of the Phase 1 building and measures 6.79m, sheathed in corrugated iron sheeting painted green and pierced by a window opening with a c.1960's timber casement window. Built out is a c.1960 concrete block toilet extension (Phase2) measuring 3.6 x 2m and built on a brick foundation (Plate 8). The south wall is pierced by two window openings framed by two galvanised Crittall windows with a top opening light on the smaller window and a side hung casement light on the larger window (Plate 9)

#### **4. INTERIOR (Figure 1a)**

4.1 The timber framed part of the wall construction of the 1907 build measured 1.34 m between sill beam and wall plate. The sill beam measured 160 mm wide by 100 mm thick, set flush with the external edge of the timber ground beam which measured 178 x 50mm. The wall plate measured 110 mm wide by 90 mm thick. The one principal corner post that could be seen was jointed between wall plate and sill beam. Each post measured 140 mm by 90 mm and was double nailed at the junction with each horizontal member. Each of the walls are in-filled with regular studs measuring 50 mm wide by 90 mm thick, set towards the rear of the horizontal members. The wall timbers are boarded out on the internal face with tongued and grooved boarding.

4.2 The roof construction comprised a common rafter roof with pairs (50 mm wide by 90 mm thick) extending from front and rear wall plates to terminate at each side of a continuous ridge board. The rafters were supported longitudinally by a single wrought iron brace set at 90 degrees to the floor. The roof timbers were boarded out with tongued and grooved boarding on the external face (Plate 12).

4.3 The floor was constructed with 175 x 50mm sawn timber floor joists set at 360mm centres and faced with 100mm tongue and grooved pitch pine boarding with a sanded and varnished finish (Plate 14).

4.4 The c.1960's extension to the west required an opening to be made in the west wall of the 1907 building and this was achieved by inserting a timber joist under the roof wall plate. The c.1960's extension to the south –to provide a kitchen and toilets- only required a new door opening from the 1907 building.

4.5 Removal of the internal fittings and some demolition had already taken place at the time of the survey but photographs of the sales particulars are useful for the interior layout and in fact show the Great War wall memorial still in situ on the north wall (Plate 17).

## 5.0 PARAMETERS

5.1 The photographic survey was conducted using digital photography and as the exterior of the building was available with 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 10<sup>th</sup> November 2016 and photographs can be seen in the following Plates (Figure 1c).

Paul Wilkinson PhD., MCIfA., FRSA

23/11/2016

## 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> November 2016)





Plate 1. Front elevation (looking north)



Plate 2. Front elevation (looking west)



Plate 3. Front elevation (looking north)



Plate 4. Detail of main door front elevation (looking north-west)





Plate 5. View of north side of Phase 1 (looking north-west)



Plate 6. View of Phase 2 rear extension (looking south)





Plate 7. View of blocked up windows rear extension Phase 2 (looking south-east)



Plate 8. View of rear extension Phase 2 with blocked up windows (looking south-east)





Plate 9. View of toilet and kitchen extension on brick base Phase 2 (looking north-east)



Plate 10. View of toilet and kitchen extension Phase 2 (looking north-east)



Plate 11. View of toilet and kitchen extension Phase 2 (looking north-west)



Plate 12. View of interior looking towards Phase 2 rear extension





Plate 13. View of interior (looking north-west)



Plate 14. View of interior towards kitchen and toilet extension (Phase 2)



Plate 15. View of kitchen (Phase 2)



Plate 16. View of interior towards front of Phase 1 building





Plate 17. From sales particulars showing war memorial in situ on north wall



Plate 18. Aerial photograph of the site in 2005

## Appendix 1

### HISTORIC BUILDINGS SURVEY: Summary Sheet

<b>Property Name</b> Memorial Hall	<b>Address</b> Tunbridge Wells Road, Mark Cross TN6 3PN	<b>Building Name</b> Memorial Hall
<b>Property/ Building Reference</b>	<b>OS Grid Reference</b> 558350 131535	<b>Surveyor/Date of Survey</b> Paul Wilkinson 10 <sup>th</sup> Nov 2016
<b>Category</b> Public building	<b>Original Use</b> Community	<b>Current Use</b> To be demolished
<b>Date(s) of Construction</b>  The building is a two phase timber structure village hall built in 1907 and extended in c.1960	<b>Statutory Designation (s)</b>	<b>NT SMR Reference</b>
<b>Walling Materials</b> Wall construction is of timber studding	<b>Roofing Materials</b> Originally corrugated iron sheets now bitumen felt	<b>Flooring Materials</b> T & G timber boarding
<b>Description:</b> The building is a timber stud construction with simple timber roof clad in corrugated iron sheeting. Two concrete block extensions were added in the c.1960's and internally a kitchen and two toilets.		
<b>Architectural/Historic Significance:</b> The building is significant as part of the life of the community since 1907		<b>Landscape Significance:</b> No significance
<b>Notes/Qualifications Regarding Survey:</b> The survey was undertaken whilst the building was being readied for demolition		
<b>Additional Information Sources for this Building (s):</b>		
<b>Copies &amp; CDs of this report held at:</b> SWAT Archaeology, The Office, School Farm Oast, Faversham		

## Appendix 2. Digital Photography Register

Shot No.	Camera Facing	Description
1	N	General view of the hall
2	W	General view of the hall
3	NW	General view of the front elevation
4	NW	Close up of front door
5	NW	Detail of north elevation
6	S	Detail of west elevation
7	SE	Detail of west elevation
8	SE	Detail of the west elevation
9	SE	Detail of the Kitchen and toilet block
10	NE	View of south elevation
11	NW	View of east elevation
12	N	Detail of interior
13	NW	Detail of interior
14	S	Detail of interior
15	SW	Detail of interior
16	SE	Detail of interior

## Appendix 3: Sales Particulars





# WOOD & PILCHER



- In Need of Total Restoration
- Rural Location
- Large Hall
- Kitchen Area, 2 Cloakrooms
- Energy Efficiency Rating: G

**Mark Cross, Rotherfield**

**Guide price: £75,000**



### **Mark Cross Village Memorial Hall, Mark Cross, Rotherfield, East Sussex, TN6 3PU**

Situated on a detached plot in a rural and favoured location, an opportunity to acquire a Memorial Hall in need of total restoration.

**SITUATION:** The property is within its own formal grounds and gardens with fine panoramic views over the surrounding countryside in the small hamlet of Mark Cross, which has a favoured primary school, a public house and a garden centre. Mark Cross is centrally situated between Wadhurst, Crowborough and Royal Tunbridge Wells, all of which have excellent main line rail services to London.

The village of Rotherfield is approximately 1½ miles away, where there are good local facilities including village shopping, popular primary school, village inns and church. The larger village of Wadhurst and the small town of Crowborough are within 5 miles distance, having senior schooling, a good range of shopping facilities and main line rail service to London. The larger spa town of Royal Tunbridge Wells with its more comprehensive facilities and fast main line rail service to London is also about 5 miles away.

The area around Mark Cross is also well serviced for private schooling, golf courses, spa and leisure facilities, National Trust Properties and glorious walking opportunities on the South Downs and Ashdown Forest - home of Winnie-the-Pooh. There is also the Cuckoo Trail for family cycling.

The accommodation is arranged as follows:

**ENTRANCE PORCH:** With prefab walls, wooden door into:





**MAIN HALL:** With power, lighting, pitched roof, wooden flooring, 2 single glazed windows to rear and 2 single glazed windows to the front, single glazed window to side, electric heating, range of storage cupboards and fire exit door. Doors to

**MEN'S ROOM:** With single glazed window, electric and gas meters, high flush wc, wash hand basin, light, electric radiator (untested)

**KITCHEN AREA:** With light, range of power points (untested), space for oven, wall and base units, sink unit, water heating system (untested), 2 single glazed windows, gas point, metal hatch opening to main hall

**LADIES' ROOM:** With lighting, single glazed window, low level wc suite, small electric fire (untested), wash hand basin

**OUTSIDE:** Grass area to the front and rear. Good rear views over fields. No parking.

**TENURE:** Freehold

**VIEWINGS:** Via Wood & Pilcher on 01892 665666

**DIRECTIONS:** Proceed out of Crowborough on the B2100 road continuing through the village of Jarvis Brook and into Rotherfield. Continue through the centre of Rotherfield and at the Kings Arms Public House turn left towards Mark Cross. At the crossroads turn left and the Memorial Hall will be seen a short way along on the left hand side just after Sussex Country Gardener, Garden Centre

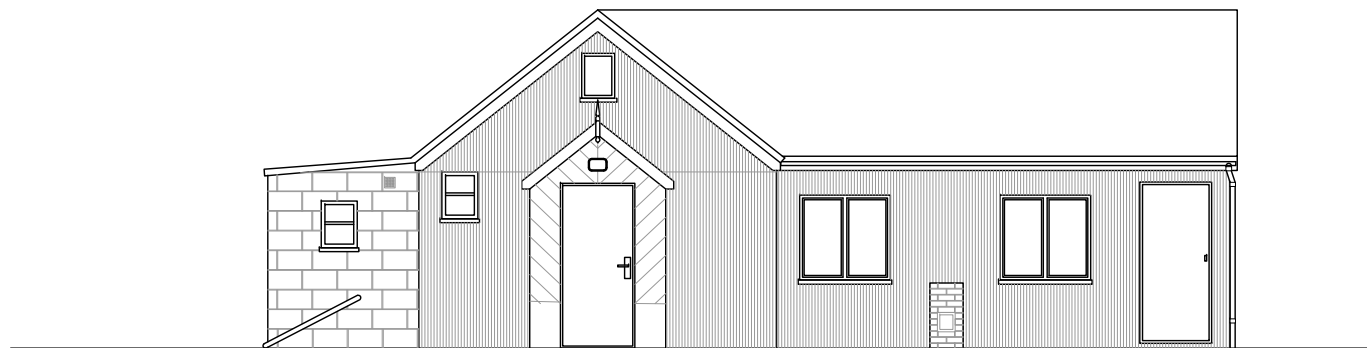
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#### Important Notice

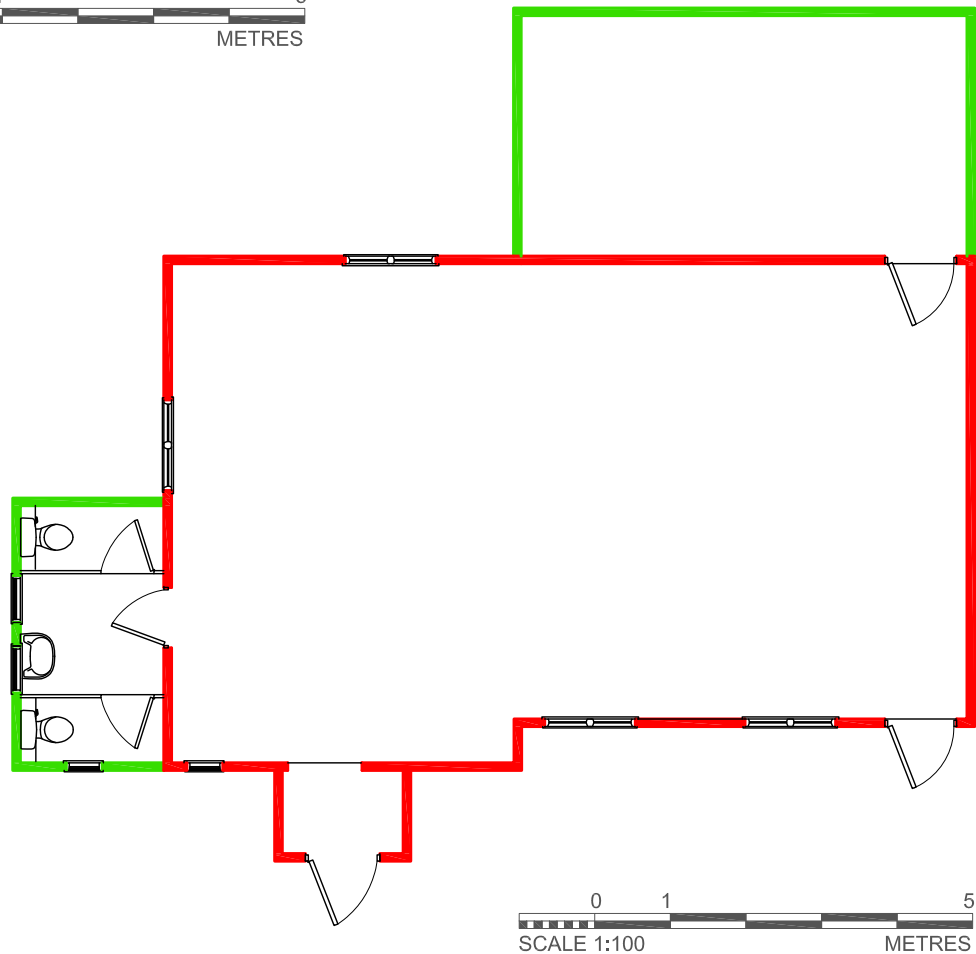
Wood & Pilcher, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a Purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the Property has necessary Planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated Title, or their existence of any Covenants or other legal matters which may affect the property.

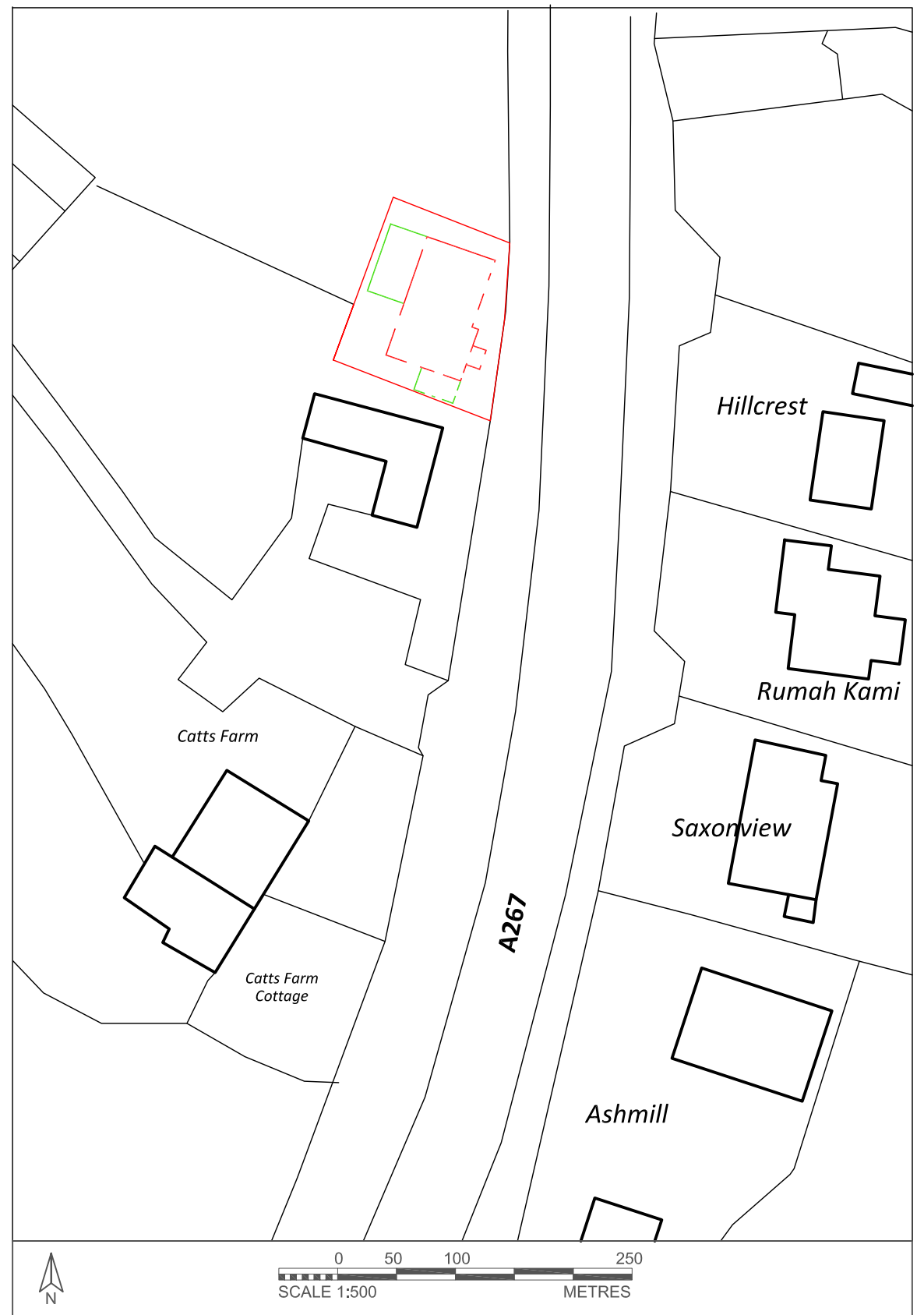
Agent Note: Please note that not everything in the photographs may be included in the sale.



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SCALE 1:100 METRES

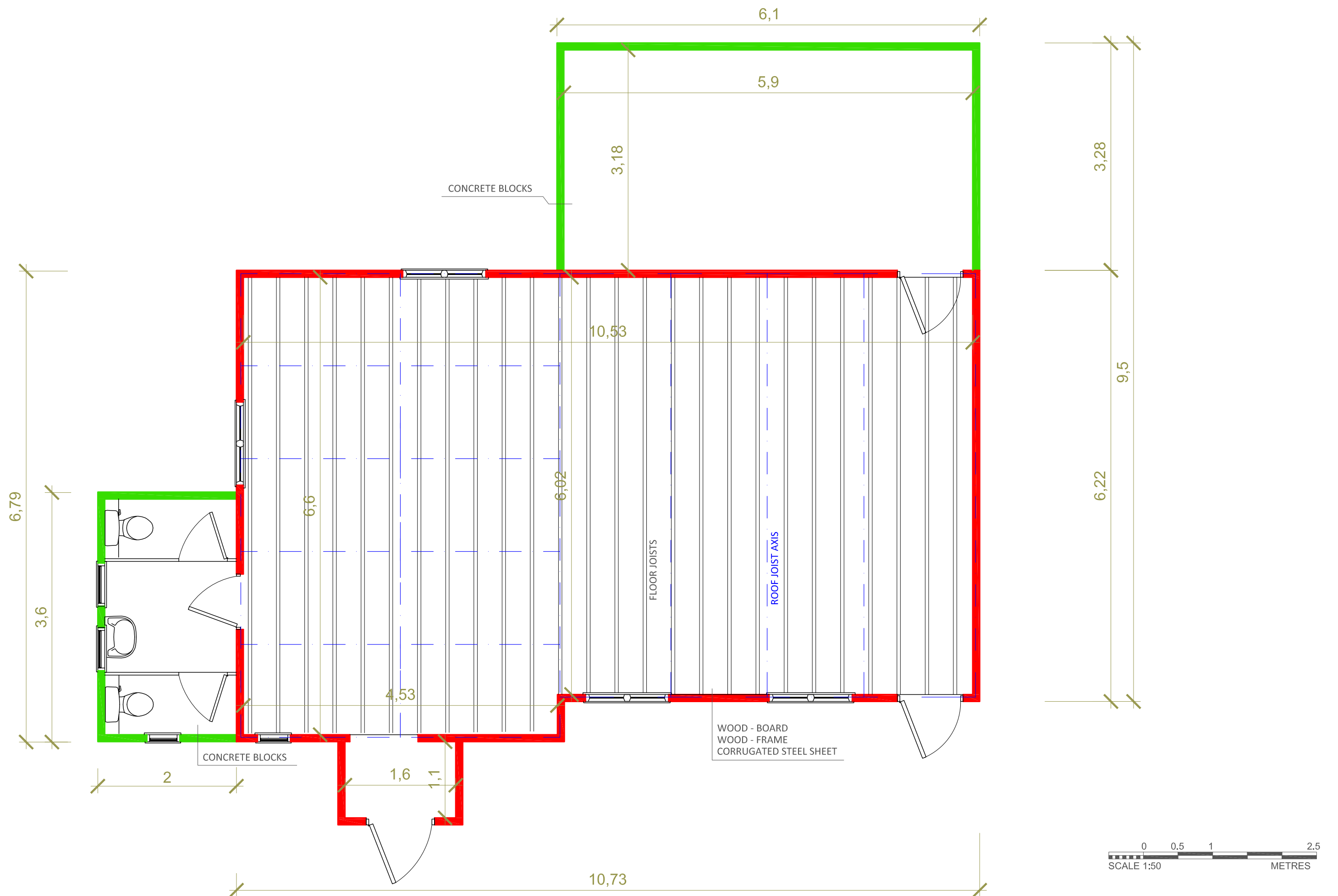


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SCALE 1:100 METRES




**Figure 1: Site location plan, floor plan and Front elevation of the Memorial Hall. Two phases marked in red and green.**

PROJECT: Memorial Hall			SWAT ARCHAEOLOGY  The Office: School Farm Oast, Graveney Road, Faversham, Kent ME13 8UP
DRAWING TITLE: Floor Plan			
SIZE AND SCALE: 1:100@A3	DATE: 15/11/2016	DRAWN BY: BARTOSZ CICHY	
DRAWING NUMBER: 1	SITE CODE: MH-BR16	REF. FILE: MemorialHallSussex.DWG	



**Figure 1a: Existing floor plans of the Memorial Hall with two phases marked in red and green.**

PROJECT: Memorial Hall			SWAT ARCHAEOLOGY  The Office: School Farm Oast, Graveney Road, Faversham, Kent ME13 8UP	
DRAWING TITLE: Floor Plan				
SIZE AND SCALE: 1:50@A3	DATE: 15/11/2016	DRAWN BY: BARTOSZ CICHY		
DRAWING NUMBER: 2	SITE CODE: MH-BR16	REF. FILE: MemorialHallSussex.DWG		



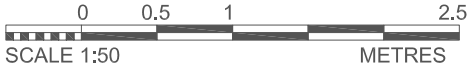
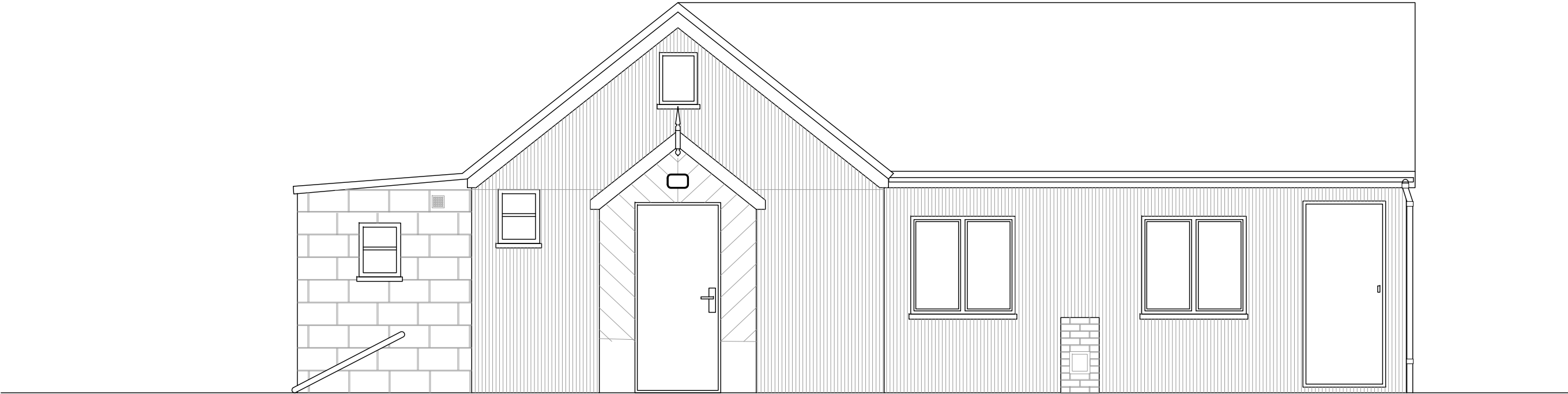
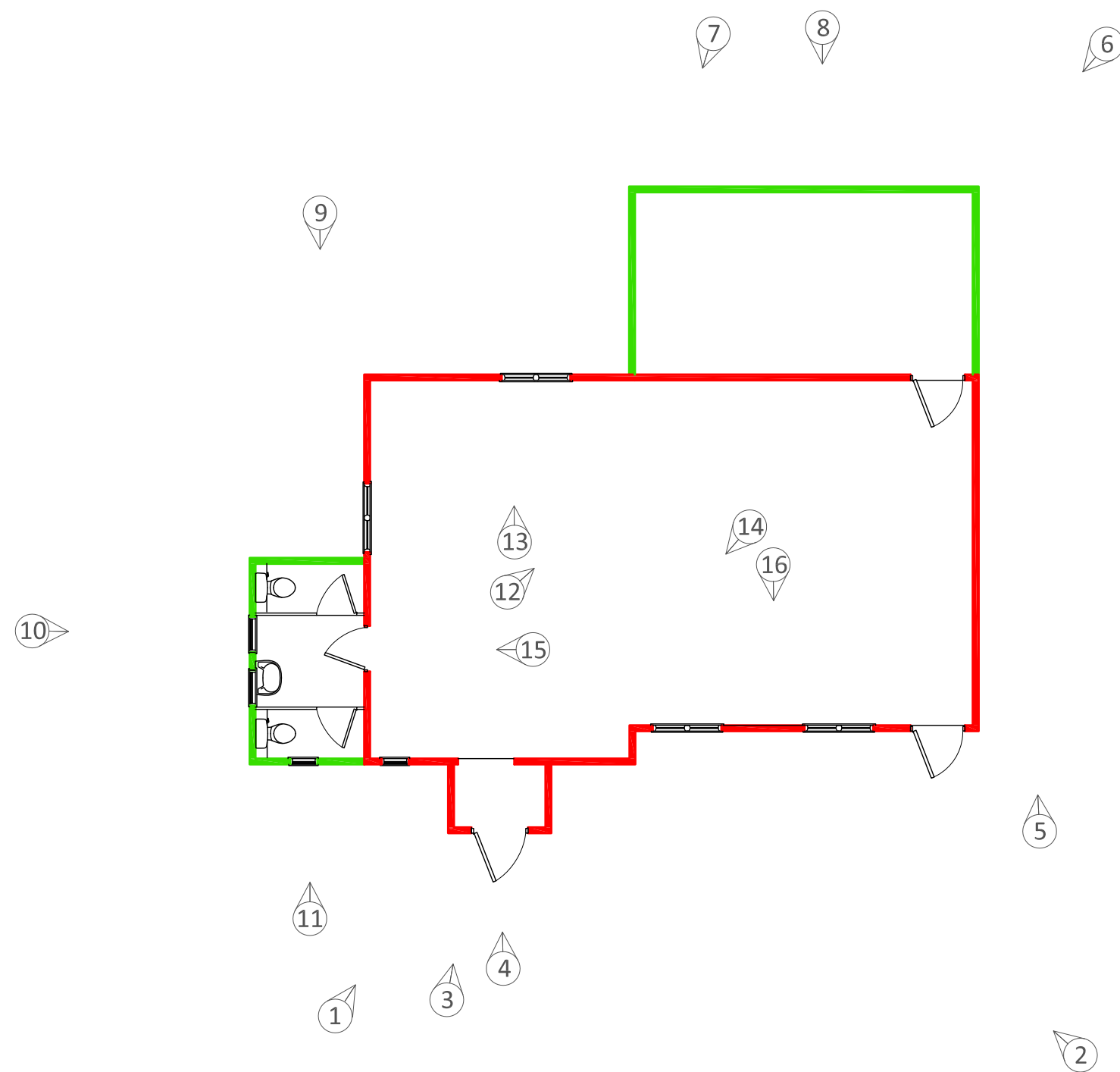


Figure 1b: Front elevation

PROJECT: Memorial Hall			SWAT ARCHAEOLOGY  The Office: School Farm Oast, Graveney Road, Faversham, Kent ME13 8UP
DRAWING TITLE: Front Elevation			
SIZE AND SCALE: 1:50@A3	DATE: 15/11/2016	DRAWN BY: BARTOSZ CICHY	
DRAWING NUMBER: 3	SITE CODE: MH-BR16	REF. FILE: MemorialHallSussex.DWG	





**Figure 1c: Existing floor plans of the Memorial Hall with plate location and looking direction.**

PROJECT: Memorial Hall			SWAT ARCHAEOLOGY  The Office: School Farm Oast, Graveney Road, Faversham, Kent ME13 8UP
DRAWING TITLE: Floor Plan with location of photographs taken.			
SIZE AND SCALE: 1:100@A3	DATE: 15/11/2016	DRAWN BY: BARTOSZ CICHY	
DRAWING NUMBER: 2	SITE CODE: MH-BR16	REF. FILE: MemorialHallSussex.DWG	



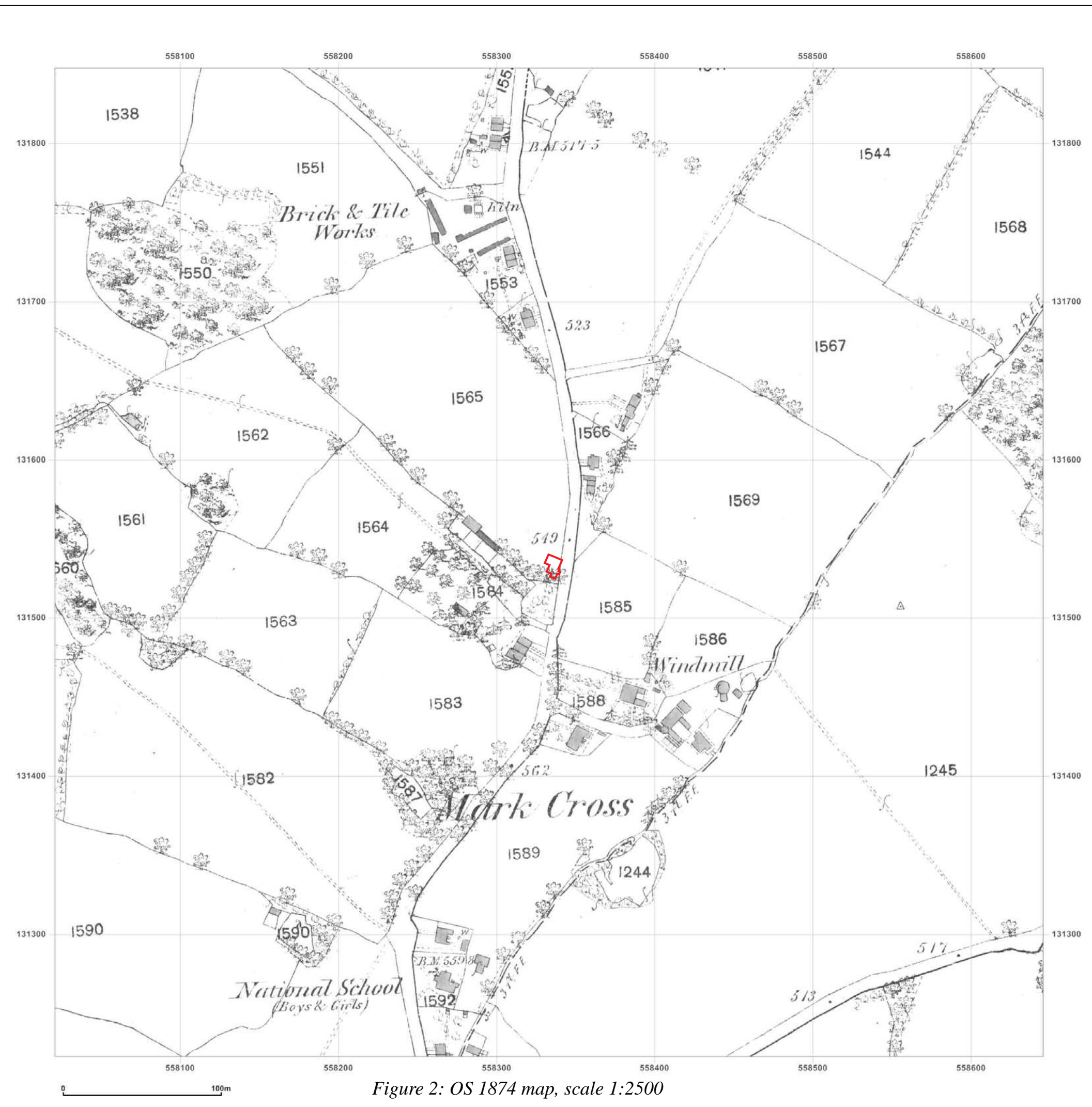


Figure 2: OS 1874 map, scale 1:2500

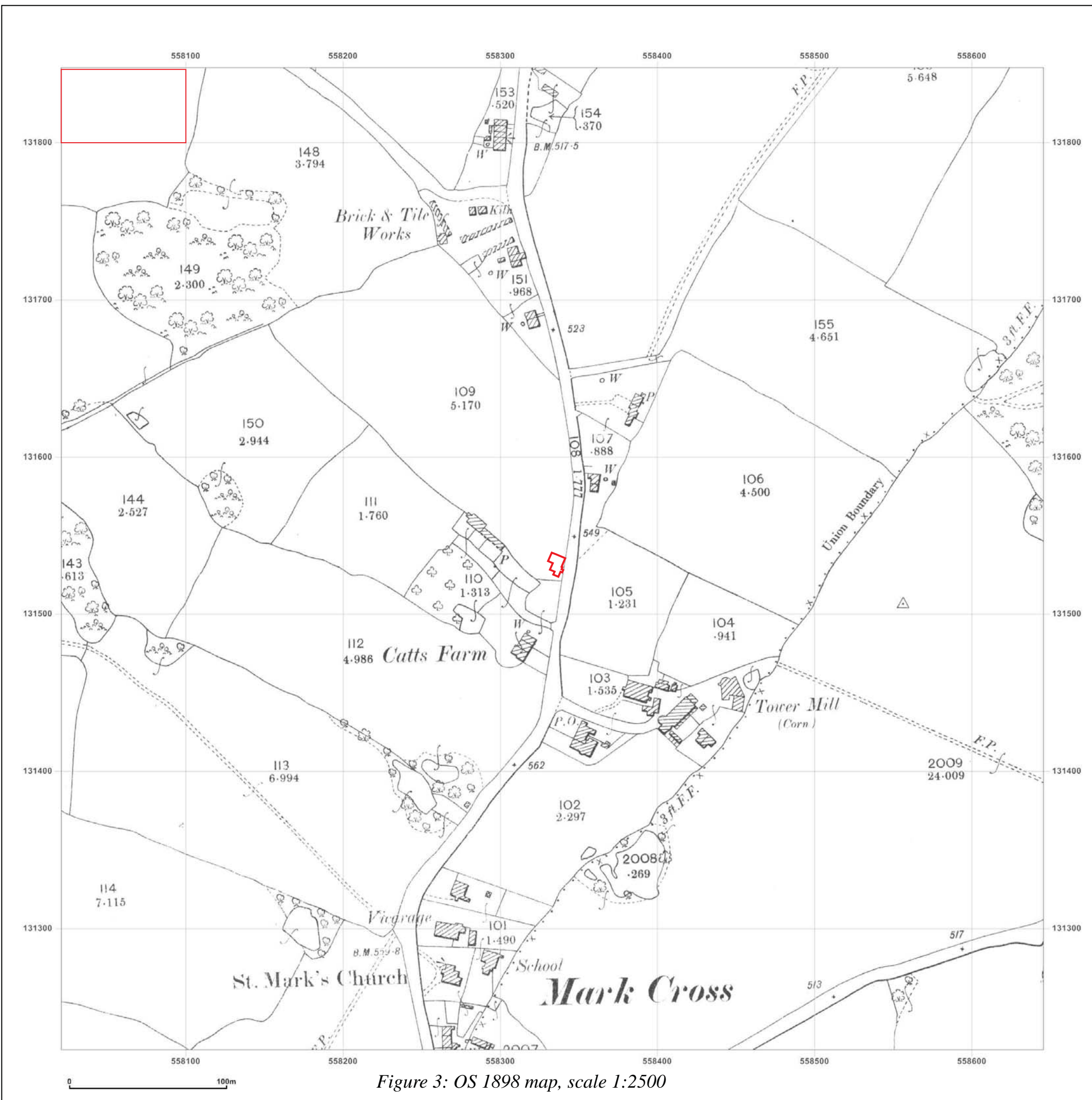


Figure 3: OS 1898 map, scale 1:2500



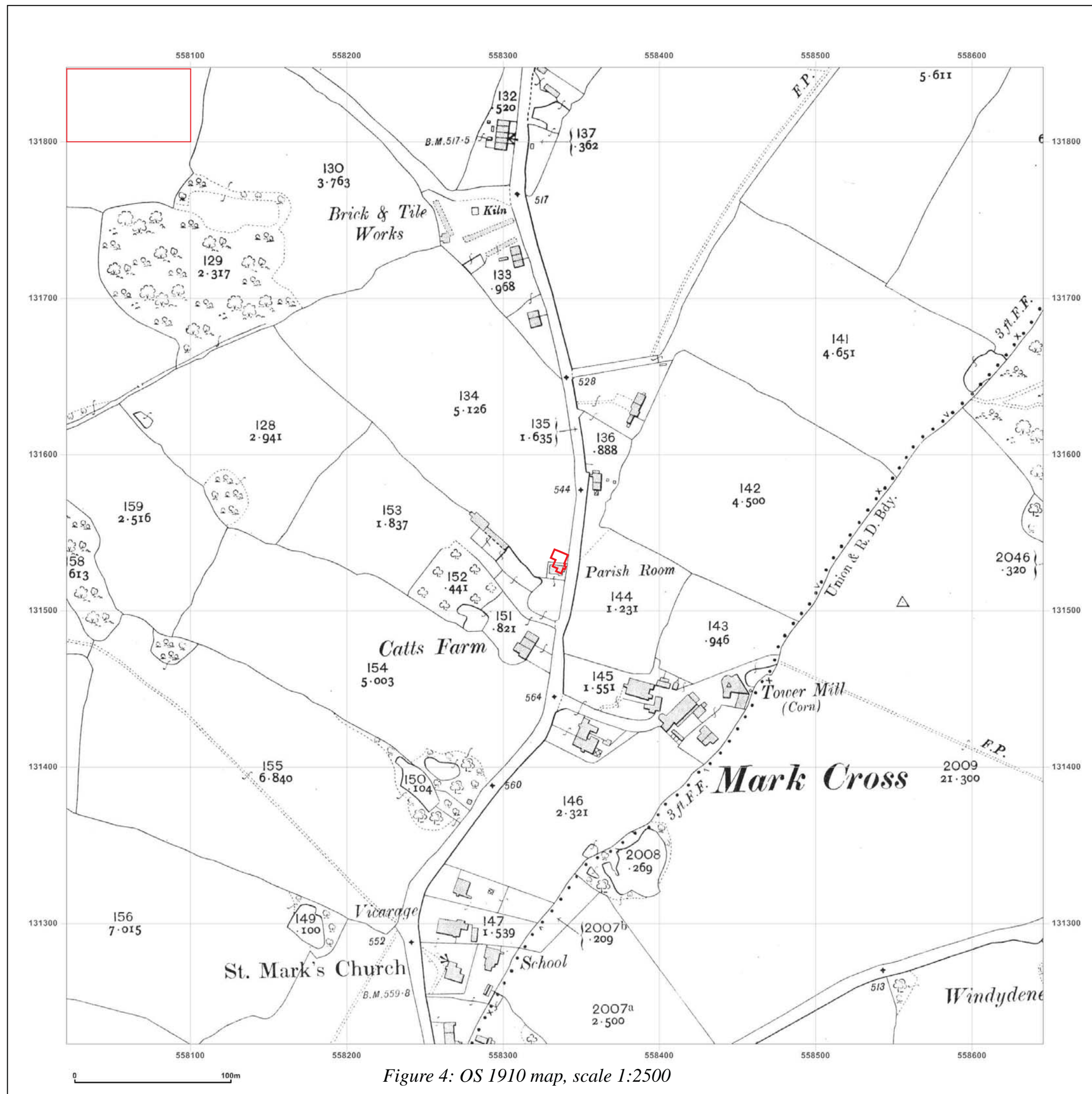


Figure 4: OS 1910 map, scale 1:2500





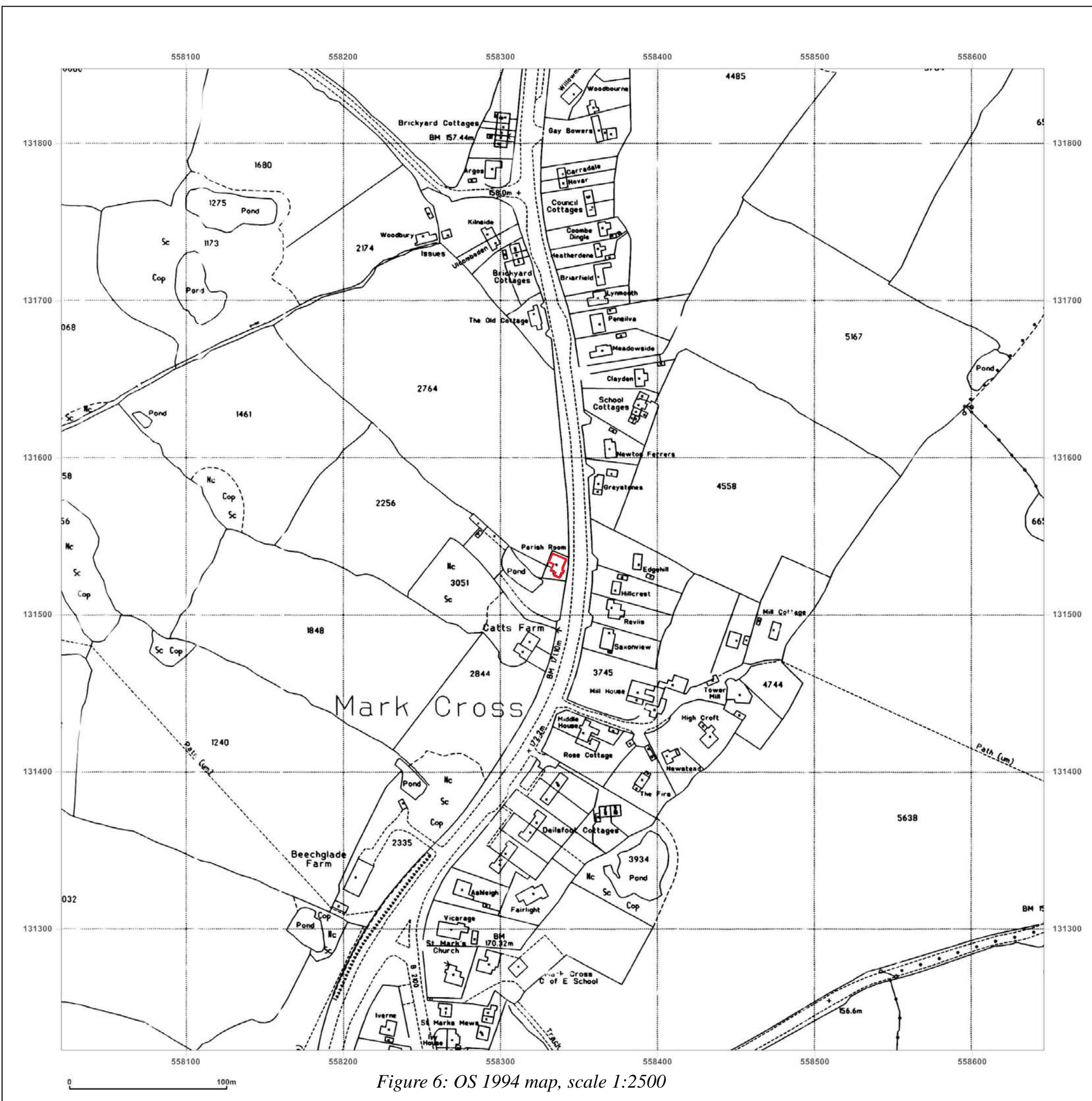
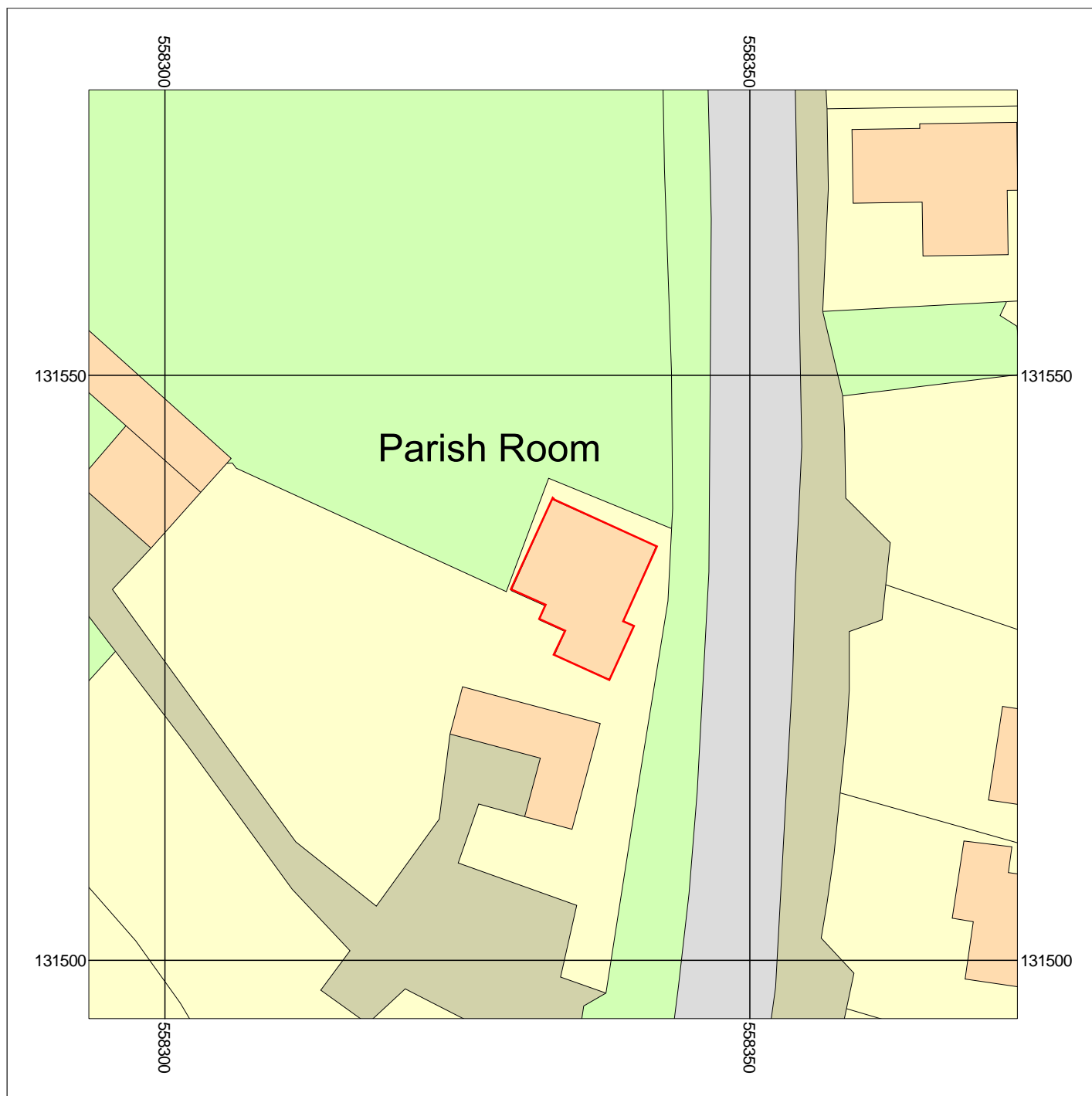


Figure 6: OS 1994 map, scale 1:2500



Metres  
0 2.5 5 10 15 20 25

Scale: 1:500

**Mark Cross**  
**Crowborough**



Supplied by: National Map Centre  
License number: 100031961  
Produced: 11/11/2016  
Serial number: 1760378

Plot centre co-ordinates: 558333,131535  
Download file: swat4.zip  
Project name: markcross