

# Heritage Statement

Site name : 99-101 High Street

Address of site : 99-101 High Street, Sevenoaks Kent, TN13 1LH

Grid Reference : TQ 5354/1/46

## 1. Schedule of Works

Change of use from A2 - estate agents offices to B1(a) – general use offices

There is no schedule of works as we do not need to do anything to the interior or exterior of the building for this change of use. We will at some point repaint the exterior walls white, covering the black painted on signage of the previous tenant.

## 2. Pre Application Advice

We sought pre-application heritage advice from the relevant local planning authority who told us to apply for Listed Consent. See Appendix 3

We did not consult any heritage advice knowing there will be no change to the building, and so no effect on the conservation area or neighbouring listed buildings.

The requested change of use will keep the building occupied with the same use it has had previously, but with a more current class use. If it had not been a listed building this use would have come under the change in September 2020 of all A1/A2/A3 and B1 to Class E.

## 3. What heritage asset(s), including their setting, are potentially affected by the proposals?

Listed building Grade II

Conservation Area

## 4. What is known about the affected heritage asset(s)?

We have documentation about the history of the building that came with it when we bought it. We have photographic details of the whole building during its renovation in 1982 by the previous owners, part of the written documentation is on Appendix 2, renovation photos are available if required.

As all this work was carried out in 1982 and recorded we have all the details as a hard copy.

No part of the building will be impacted by the proposal as we are not changing any features.

I have added its listed status with description in Appendix 1

## **5. What is important about the affected heritage asset(s)**

This is a nicely restored building that is of historical interest as it is part of a group of original buildings backing onto the central old Market Place of a traditional Market Town.

## **6. How will the proposals impact on the significance of the heritage asset(s) and their setting?**

There will be no impact on the significance of the heritage site. The building has been offices for many years as an Estate Agent, and the setting is already within a mix of offices, retail and restaurants, with some pedestrian areas to the north of the building. The conservation area already has several offices above the High Street retail areas.

## **7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?**

This proposal has been designed to conserve and enhance the significance of the heritage assets as since 2013 the working visual use of the building has not changed. Previously looking in the windows there were people sat at desks, visible behind the advertisement boards in the window. This does not need to be retained as retail, especially with the entrance doors straight out onto the narrowest part of the High Street as before it would only have been minimal pedestrian access going in when it was an Estate Agency.

This proposal will avoid the building remaining empty, as there is no demand for retail premises. The changes of internal environment and subsequent long term damage that will occur in an unused, unheated building would be detrimental to the long life hoped for of these listed buildings in a conservation area.

Summer 2020 we had a big flood in the basement due to Thames Water having a dirty water pipe crushed causing a backup into the building and others, and only by coincidence of us checking it that week did we know about it. This could have been avoided if the building had been let, but no one wants it as retail, especially in the current post covid climate with many empty retail premises on the High Street.

We do our best to look after all our listed buildings, we own the ones next door at 8 Dorset Street and 6 The Shambles a Grade II working farmhouse. If you need us to pay for professional advice to provide another more detailed Heritage Statement then we are happy to do this, but do feel we have a good understanding of this situation as we are not actually carrying out any alterations.

## Appendix I

101, High Street

A Grade II Listed Building in Sevenoaks, Kent



### Coordinates

Latitude: 51.2709 / 51°16'15"N

Longitude: 0.1926 / 0°11'33"E

OS Eastings: 553046

OS Northings: 154699

OS Grid: TQ530546

Mapcode National: GBR MN4.7HQ

Mapcode Global: VHHPS.9B52

Plus Code: 9F3275CV+92

**Entry Name:** 101, High Street

**Listing Date:** 29 September 1972

**Grade:** II

**Source:** Historic England

**Source ID:** 1085986

**English Heritage Legacy ID:** 172222

**Location:** Sevenoaks, Kent, TN13

**County:** Kent

**Civil Parish:** Sevenoaks

**Built-Up Area:** Sevenoaks

**Traditional County:** Kent

**Lieutenancy Area (Ceremonial County):** Kent

**Church of England Parish:** Sevenoaks St Nicholas

**Church of England Diocese:** Rochester

## Description

### HIGH STREET

1.

1614

(West Side)

No 101

TQ 5354/1/46

II GV

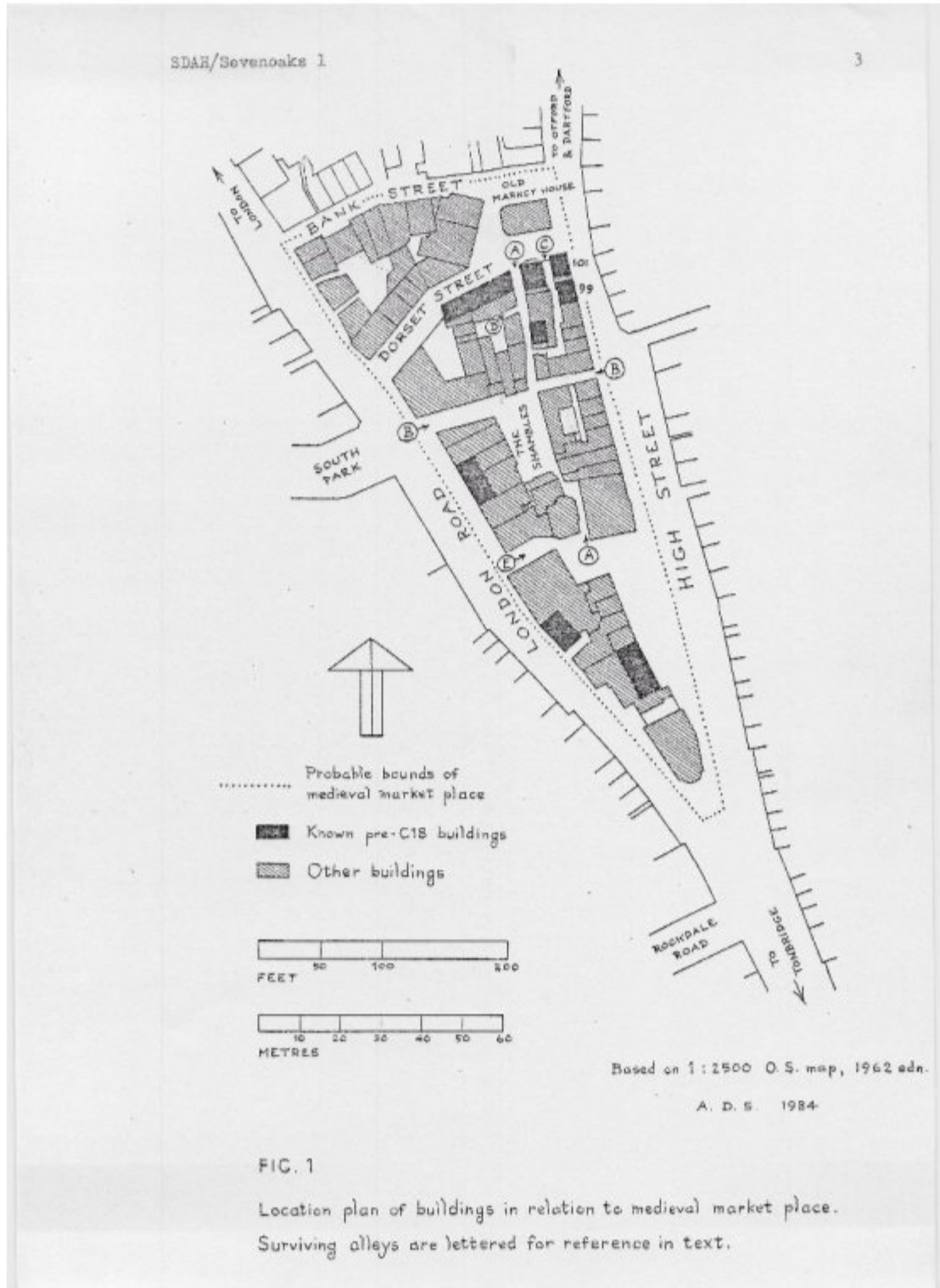
2.

At the corner of the High Street and Dorset Street. Early C17 framed structure with first floor over-sailing. 2-storeys with attic gable window facing Dorset Street. Modern shop front on ground floor with corner splayed door. Stucco on first floor. Over-sailing first floor with wooden panelled soffit and moulded fascia board. Long painted panel above ground floor with painted shop sign. One sash window on first floor and another small light to extreme left. Boarded eaves and gutter. Ridge tile roof. Gable elevation facing Dorset Street with sash window in centre on first floor and attic casement above.

Nos 99 and 101 form a group. Listing NGR: TQ5304654699

## Appendix 2

### Copy of restoration details and local information



DESCRIPTION - EXTERIOR

Nos. 99 & 101 are two adjoining buildings, structurally distinct from one another and separately roofed, on a roughly N - S axis - almost but not quite on the same alignment. The N end of No. 101 terminates with a gable, while its S abuts the taller and wider gabled end-wall of No. 99. Each is of two storeys, rectangular on plan (figs. 2 & 3), having a ridged roof clad with terracotta-coloured hand-made clay peg-tiles. Except for the ground floor of No. 99, the E & N elevations are faced with white stucco and have black-painted windows, doors and other woodwork, basically early-C19 but to some extent representing subsequent alterations. The original areas of stucco surviving on the upper storeys are incised, very lightly indeed, in imitation of coursed stone blocks.

The E elevation fronting High Street (plate I) consists of No. 99 to the left and No. 101 to the right, the former built out slightly in relation to the latter.

No. 99's ground floor has an uncompromisingly-modern shop front (matching that of its post-1950 southern half) with fascia above and low artificial-stone walling beneath the display window. The upper half of its first-storey wall is covered by early-C19 incised stucco, but the lower has been subsequently re-faced with plain rendering. Probably dating from about the beginning of the present century are a casement window (with a single horizontal glazing-bar across each of its three lights) and the eaves boarding, while a flat-roofed dormer having a two-light casement serving the attic appears to be a more-recent addition.

The whole elevation of No. 101 is similar in character to the adjacent upper part of No. 99, but the ridge and eaves of its roof are both at lower levels and there is no dormer window. It can safely be taken that it is of the same early-C19 date, with the exception of the shop window and doors which probably belong to the latter part of the century. The display window here is in two lengths with stuccoed panels above and beneath, all divided by moulded woodwork. To the left is a disused door with a single glazed light, the narrow space between its frame and the built-out front of No. 99 being filled with

boarding. To the right, a renewed door with two glass panes set in a moulded, possibly early-C19, frame diagonally across the NE corner of the building appears to have been the main entrance throughout the present century and for much of the last. The first floor oversails at the N end, where the jetty is completely enclosed by early-C19 wooden soffit and moulded fascia boards; these turn to continue along the unjettied E elevation as a projection supporting a long shop-sign mounted above. In the stuccoed upper-storey wall are one sash (with single vertical glazing-bars) and, at the extreme left, a small fixed-light window; these and the eaves boarding are likewise apparently early-C19.

The N elevation fronting Dorset Street (plate II) presents the gabled end of No. 101 and is generally identical in character and date with its E elevation. To the right of the main corner-doorway already mentioned is a single shop window, again with stuccoed panels above and beneath, all having moulded wooden frames. A similarly-rendered pillar right of this forms the building's NW angle and rises to the top of the ground storey, where it is capped by the end of a little lean-to roof against the W elevation. The oversailing first floor is slightly inset from the W face of the pillar and continues without interruption across the elevation to the NE angle. The existence of the soffit-boarding of this jetty and of the associated projection along the E elevation, in conjunction with the diagonal cut-off of the ground storey's NE corner, results in an exceptionally deep shelter immediately outside the main doorway (see left in plate II). The gabled wall above is faced with early-C19 incised stucco and incorporates two windows, the lower possibly coeval but the upper clearly of later date: the first-storey window, placed slightly left of centre, is a sash (with two vertical glazing-bars, unequally spaced so as to provide large middle lights and narrow side ones), whereas the attic window, set symmetrically below the ridge, is a casement (with a single horizontal glazing-bar across each of its three lights). The gable itself is lined with a plain barge-board and soffit, probably of the early years of the present century.

This elevation displays the only externally-visible signs that No. 101 antedates the early-C19. The oversailing upper storey constitutes

more than a hint that its lower boarding conceals a jetty. Positive confirmation that this is indeed a timber-framed building is provided by the four 'bull-nosed' <sup>1</sup> ends of the E & W side-purlins and eaves wall-plates projecting several inches beyond the wall-face immediately below the gable-slopes.

Viewed from this side, it can be seen that:-

- (a) the narrow north-facing return wall between the E elevation of No. 99 and that of No. 101 is of C20 brickwork for the height of the ground storey and is rendered with early-C19 stucco above;
- (b) this stuccoed walling continues throughout the small area of No. 99's N gable visible above the E & W slopes of No. 101's roof;
- (c) the N gable of No. 99 is set a little to the E of the ridge of No. 101; and
- (d) the southward axis of No. 99 inclines slightly E of that of No. 101.

The W elevation forms one side of a private alley leading at right-angles off Dorset Street; the narrow passage divides the two premises from another old building, No. 8 Dorset Street. At the time of my initial inspection, this side-wall of No. 101 had already been largely stripped down to its newly-exposed timber framing and the following description of its former state is based partly upon information supplied by the leaseholder, W. J. Terry.

This elevation contained no windows or doorways to either No. 99 or No. 101. The ground storey of the latter had, at its northerly end, the stucco-faced pillar (mentioned on page 5; since renewed in brickwork) forming the building's NW corner, the W side of which was some 2 ft. (0.61 m.) wide. From its short return to the main wall-face, early-C19 feathered weatherboarding painted white covered the ground storey southwards for the length of both buildings. In 1982, this cladding of No. 99 was replaced by new similar weatherboarding left unpainted.

The upper-storey wall of No. 101 was faced with early-C19 incised stucco for a length of 8 ft. 7 in. (2.6 m.) from its NW corner. At that point the alley was bridged by a small flat-roofed later



structure (demolished 1982) painted black, containing toilet facilities accessible from the first floor of No. 101; a little of it is visible in plate II. Between this structure and the top of the NW corner-pillar was a very small lean-to roof (referred to on page 5 and shown in plate II) composed of 7 short rafters clad with 3 overlapping lengths of white-painted weatherboard. The structure occupied roughly 5 ft. (1.52 m.) of the upper-storey elevation and the remainder to the S, including No. 99, was covered by early-C19 weatherboarding as elsewhere.

Along this side of No. 99, there is a gap between the cladding of the two storeys in which the 'bull-nosed' ends of a series of early timbers are visible; nine of them are joists - with a space for a missing tenth, interrupted at fairly regular bay-intervals by two massive transverse beams, so that it is immediately clear that this is an underbuilt jetty. The older weatherboarding of the upper storey extends 2 ft. 1 in. (63.5 cm.) beyond the new of the ground storey and in both cases then gives way to modern red-brick walling of the S half of No. 99, into which the timber-framed structure evidently merges.

The eaves of No. 99 are, as on the E side, covered by boarding of probably about the beginning of the present century, whereas No. 101 displays a series of 14 exposed unsprocketed rafter-feet of much earlier date. Piercing the roof-slope close to the N end of No. 101 is a triple-flued chimney stack with a slight eastward lean. It is of brownish-yellow stock bricks, compared with terracotta-coloured in the internal chimney-breast below, and the whole is clearly mid- to late-C19 work.

The stripping in 1982 of the wall of No. 101 and its junction with No. 99 had revealed important early timbers, most of which were originally external. Since they are closely related to other framing within the building, however, they will be more conveniently described in a later section.

DESCRIPTION - INTERIOR

It should be said at once that the primary timbers exposed during the 1982 alterations show unequivocally that Nos. 99 & 101 originated as two entirely separate buildings, with a gap between them that was not filled until a much later stage in their history. At the time of my initial inspection, the first- and attic-storey staircases occupying this gap had already been demolished. Although the southward extension of No. 101 closing the gap appears to be early-C19, the staircases themselves were probably replacements installed later in the century.

Builders' operations were brought to a halt by September 1982 and, at the time of writing, have not yet been resumed. Consequently, the areas which have been stripped are relatively few and the extent to which the early timbers thereby revealed will remain permanently exposed is unknown. In most other areas, survival of primary framing is either suspected or - being partly visible - certain, but much is still obscured.

It is considered best to give a storey-by-storey description of each of the two buildings in turn, disregarding the fact that the upper floors of No. 99 at present form part of the premises known as No. 101. Before proceeding accordingly, however, the N end-wall of No. 99 will be described as a whole; the demolition of No. 101's staircases and associated wall-coverings, which had been built against it, brought to light nearly all of this originally-external elevation.

No. 99 - N elevation (fig. 6)

This constitutes the most spectacular area of primary timber framing so far revealed in either building. It is nearly complete and, as a result of long concealment, some of its component members have the appearance of freshly-worked oak. Parts of the framing can be seen in plates III, IV & V.

The first storey is jettied and the survival of dragon-beams at both NE & NW corners proves beyond question that the E & W sides of the building were likewise jettied. The NW dragon-beam is supported by a large bracket with a deep chamfered curve (fig. 11) springing

diagonally from the outer arris of a plain dragon-post, tenoned and double-pegged into long mortises in the beam and post. The head of the latter is, in turn, tenoned and pegged into the W end of the N lower wall-plate and into the N end of the W lower wall-plate. The outer face of the northern of these plates is visible for almost its entire length across the elevation. Roughly 4 ft. (1.22 m.) from its W end, a ground-storey wall-post is tenoned and pegged into the underside of the plate, but the remainder E of this are obscured by modern lath-and-plaster. Between that wall-post and the NW dragon-post is an inserted early-C19 doorway, the boarded door preserved but with blocking-material behind it. The NE dragon-beam is visible only beneath the floorboards of the room above and its post, if it survives, is hidden altogether.

Between the two dragon-beams are 10 joists projecting 2 ft. 3½ in. (70 cm.) from the lower wall-plate across which they are laid. The 'bull-nosed' ends of the joists and dragon-beams carry a bressummer, 16 ft. 5 in. (5 m.) in estimated length across the elevation, into which all first-storey posts are tenoned and pegged. The upper NE & NW corner-posts are reinforced with wide curved braces 2 in. (5 cm.) thick, tenoned and double-pegged into long mortises at each end, from just over halfway up the posts down to the bressummer. These corner-posts have deeply-flared jowled heads jointed to the ends of a slightly-cambered tie-beam and to the E & W eaves wall-plates, any remaining projections of the latter being obscured. Four unevenly-spaced intermediate wall-posts link the tie-beam and bressummer; a slender horizontal rail passes from the right-hand one to the NW corner-post immediately above the down-brace, but any corresponding arrangement at the E end is obscured and may never have existed. Between the roughly-central pair of wall-posts is an opening, presumably formed in the C19, giving access to the first floor from No. 101's linking extension. In the spaces between the other posts are vertical studs tenoned into unpegged mortises, originally concealed by the wattle-and-daub infilling they existed to support. One or two areas of this infilling - possibly primary - still remain, but elsewhere the studs have to some extent been subjected to interference. Only the inner face of the tie-beam is fully exposed, and all early timbers above it have apparently long since been destroyed.

No. 99 - Ground storey (fig. 2)

Internally, this consists of a shop area along the High Street front of the building divided by a longitudinal partition wall from storage accommodation at the rear. No early features are visible and all appears to be modern plaster and boarding.

Almost the only clear evidence of timber framing is in the N wall, seen from No. 101 and described in the preceding section, and the formerly-jettied ends of first-floor joists and transverse beams along the W exterior mentioned on page 7.

It is quite possible that some of the timbers below the E & W jetties remain, concealed by the present underbuilding on each of these sides. The modern cement-faced pillar at the right-hand end of the shop window is correctly placed to obscure the NE dragon-post, while the shop fascia above almost certainly hides the bressummer supported along the easterly ends of the joists and transverse beams, and possibly also the inset lower wall-plate on which they originally rested. Behind the weatherboarding of the W side, it is conceivable that the primary framing is more complete; certainly, short lengths of both bressummer and lower wall-plate are exposed at their northern ends. The joint of this bressummer and the N one with the NW corner-post above and the dragon-beam below is interesting (plates III & V); although its precise form cannot be determined, some idea of its likely pattern is deducible from the visible evidence and is illustrated in fig. 8.

As shown in fig. 3, the first-floor joists radiate from the two dragon-beams in fish-bone fashion so as to cross at right-angles the lower wall-plates on the E, N & W sides, and to project outwards as jettying. The inner ends of the dragon-beams are jointed to the northerly transverse beam, which is linked to the southerly one by a central longitudinal girder-beam, and the remaining joists pass from their joints with the latter to the underbuilt E & W jetties. All of these joints are of mortise-and-tenon type secured by oak pegs. In accordance with traditional practice, however, the joists simply rest (without joints) on the lower wall-plates and the bressummers on the joist-ends, reliance being placed almost entirely upon

gravitational load to keep them firmly in position. The foregoing gives some indication of the interesting arrangement of primary timbers which would be displayed in the ground-storey ceiling if its present plastering were removed.

No. 99 - First storey (fig. 3)

This is wholly occupied by one room, three bays long, the sole access being through the opening from No. 101 described on page 9.

As already mentioned, the bressummers along the N end and W side survive (they are visible within the room) and a third hidden by floorboards almost certainly exists along the E side. Their function was to receive the tenoned feet of the wall-posts and down-braces in pegged mortises and the intervening studs in smaller unpegged ones, and many of these timbers remain in the E as well as the N & W walls. The room's fourth wall at the S end is of much later construction, presumably associated with the post-1950 rebuilding of that part of No. 99 lying beyond it.

The NW corner-post is almost completely exposed: its jowled head, curved down-brace and complex foot-jointing have been described, together with the other partly- or wholly-visible timbers of the room's N wall, on pages 9 & 10. It is noteworthy that, although the NE & NW corner-posts are braced in the latter wall, there were never braces on their S sides.

Within the room, the two bay-divisions are indicated by the positions of the underfloor transverse beams (noted externally in the W elevation, page 7) which were closely examined by removal of floorboards. There can be no doubt that these beams and the central longitudinal one linking them are of the same primary date as the dragon-beams. Spanning the ceiling are two flat intermediate tie-beams, but curiously the position of neither coincides with that of the transverse beam below, the first being 1 ft. 4 in. (40.7 cm.) and the second 2 ft. 4 in. (71.2 cm.) to the N. The first is 6 ft. 4 in. (1.93 m.) from the N end tie-beam, while the second is 6 ft. 3 in. (1.90 m.) from the first and roughly 4 ft. (1.2 m.) from the room's

S wall. In the ceiling-space between that wall and the second tie-beam are two lightweight timber longitudinal girders with transverse joists, all clearly modern re-use of old material.

The underside spans of both intermediate tie-beams are entirely unmortised, so that there is no indication that the room was ever subdivided by partition walling. The first has plain-chamfered lower edges distinguished by a pair of deeply-stepped cyma stops at each end, but the arrises of the second are unchamfered. The inner surfaces of the E & W eaves wall-plates are visible for the full length of the room, with plain chamfers along their lower edges having run-out stops at the N ends and on either side of the second tie-beam; the chamfers continue without stops below the ends of the first. At the joints of the second tie-beam with the two wall-plates, the latter are supported by unjowled posts which have curved down-braces to the N but were never braced on their S or other sides. There is no corresponding arrangement at the ends of the first tie-beam, supporting posts being notably absent at their joints with the wall-plates. In the E wall, posts are tenoned and pegged into plate-mortises at intervals of 3 ft. 4 in. to 3 ft. 7 in. (1.02 to 1.09 m.), except for a gap of 5 ft. 11 in. (1.80 m.) occupied by a near-central window of probably c. 1900. On the W side, wall-posts are similarly spaced except for a gap of 6 ft. 1½ in. (1.87 m.) at the N end. One suspects that a further post formerly existed in each of these gaps and that their flush-filled peg-holes are no longer apparent on account of the paintwork covering the wall-plates. In the W wall the central pair of posts are linked about one-third of the way down by a rail 5 in. (12.7 cm.) wide tenoned and pegged into them, with a 3 in. (7.6 cm.) post - also apparently primary - from the middle of the rail down to the bressummer; the plainly-plastered area above the rail up to the eaves wall-plate almost certainly represents a blocked original window 3 ft. 5 in. wide by 1 ft. 9 in. tall (104.1 by 53.4 cm.), but any diamond mortises for mullions are obscured.

As on the N side, the E & W walls contain partly-exposed studs between some of the pegged posts, in most cases with evidence of relatively-modern interference or renewal.

No. 99 - Attic storey

This constitutes a single room, 13 ft. 9 in. long by 9 ft. wide (4.19 by 2.74 m.), with sole access at its N end through an opening from a small attic-landing in No. 101's southerly extension. The narrow horizontal ceiling turns on the E & W sides to follow the roof-slopes down to low vertical walls; all these and both ends are covered with plain modern plastering. Along the two roof-slopes are modern side-purlins, the E one interrupted by a dormer window. Nothing visible is earlier than the present century and it is deduced that the roof has been completely renewed.

No. 101 - General

As already stated, No. 101 originated as a detached timber-framed building. It was separated from the ground storey of No. 99 by a gap, 6 ft. 3 in. (1.91 m.) wide at the W end narrowing to 5 ft. 6½ in. (1.69 m.) at the E. The jettied N elevation of No. 99 reduced the gap by 2 ft. 3 in. (68.6 cm.) at upper-storey level.

The 'modernizing' encasement of the two buildings in the early-C19 included the closure of this gap by a southward extension of No. 101 to join the N end of No. 99. Besides containing staircases, the extension incorporated against its W wall a small brick-built chimney; at the time of my initial inspection, all traces of it had been obliterated and the workmen reported that it had risen only a short distance from ground level and was in bad condition, having long been out of use. The description suggests that it was built to serve a small stove or fireplace.

Heating for the cellar, ground and first storeys was provided by fireplaces (the lower two blocked in 1982) in the brick chimney-breast near the N end of the W wall, referred to on page 7. This too is C19, but appears to have been built during the second half of the century and seems likely to have been intended as an improved substitute for the other. There is nothing to suggest that any form of heating previously existed, either in this building or in No. 99.

No. 101 - Cellar (fig. 2 & plate XII)

This is concrete-floored and roofed by the lower surface of the woodwork of the ground flooring 6 ft. 4 in. (1.93 m.) above, with access from stairs at the S end in the gap between the two timber-framed buildings. The indications are that the northern part originated as a relatively-small cellar of early-C19 construction and was extended southwards to its existing size in the first half of the present century.

The N wall is of random Kentish ragstone and is 9 ft. 7 in. (2.92 m.) long. In its centre is a brick-lined recess, 6 ft. deep by 3 ft. 10 in. wide (1.83 by 1.17 m.), with a segmental tunnel-vault 6 ft. (1.83 m.) in maximum height extending beneath Dorset Street. The middle of the vault is pierced by a vertical round hole 10 in. (25.4 cm.) in diameter, which is hollow for some way and blocked near the top. The purpose of this shaft is unknown, but may have been associated with ventilation, drainage, or possibly a flue-pipe.

The E wall is likewise of random stonework for a length of 7 ft. 7 in. (2.31 m.) from the NE corner. Thereafter it is of more-modern cement-rendered brickwork, which turns to continue for the full extent of the S wall and then turns again along the southerly stretch of the W wall. It is noteworthy that the stonework of the E side extends a little beyond the limits of the N bay of the timber-framed building above.

Near the NE corner is a recess in the E wall's masonry, 2 ft. 7 in. (0.79 m.) wide with an entrance 5 ft. 2 in. (1.57 m.) tall, having jambs partly dressed with bricks. Its back is 1 ft. 11 in. (0.58 m.) deep at floor level and slopes outwards under the pavement of High Street to a depth of 3 ft. 4 in. (1.02 m.) at the top; the sloping part of the back is of stone for the bottom 3 ft. 6 in. (1.07 m.), above which it is of vertically-laid brickwork. The entrance has a flat wooden lintel and the slightly-higher interior is blocked by another timber. This recess is evidently part of the original cellar and was clearly built as a chute for solid fuel.

The W wall to the N of the stretch of cement-rendered brickwork consists of two parts. At the time of my first inspection, the



southerly length of 4 ft. 10 in. (1.47 m.) had just been rebuilt with white bricks; at each end was an inward return of 1 ft. 6 in. (45.7 cm.) and the remaining length of 4 ft. 2 in. (1.27 m.) to the NW corner consists of C19 terracotta-coloured brickwork representing the base of the chimney-breast. This contained a segmental-headed fireplace 2 ft. 8 in. wide by 3 ft. 9 in. high (81.3 by 114.3 cm.), still with its original little iron cooking-range, but the latter was destroyed and the fireplace bricked up in 1982.

No. 101 - Ground storey (fig. 2)

The primary timber-framed building was of only two unequal bays and its external dimensions were as follows:-

E side: 16 ft. 3 in. (4.95 m.)  
W side: 15 ft. 10 in. (4.83 m.)  
N end: 10 ft. 11 in. (3.33 m.)  
S end: 11 ft. 0 in. (3.35 m.)

The 1982 alterations exposed a length of the original timber ground-sill in very decayed condition lying along the low stone base of the N wall. At the same level, another much shorter piece served as lintel of the internal entry from the former fuel-chute in the cellar's E wall. The only other then-surviving portion of ground-sill was a sawn-off fragment into which was tenoned and pegged the foot of the SW corner-post.

The destruction in 1982 of the important posts at the SW and NW corners robbed the building of the last of its remaining primary ground-storey wall-posts. Most of the SW corner-post is visible in plate VIII and the whole of the NW one - a plain dragon-post - in plate X. The latter was, in fact, sawn away 1 ft. 4 in. (40.7 cm.) below its joint with the lower wall-plates, so that to this extent its head survives. The NE dragon-post disappeared with the early-C19 insertion of the present diagonal doorway, but the ends of both lower wall-plates at this point are exposed and enable reconstruction of their complex joint with the post and dragon-beam in fig. 9. The SE corner-post was likewise removed, presumably in the last century to avoid intrusion on an enlarged shop window fronting High Street.

Empty pegged mortises in the lower wall-plates and midgirt prove that intermediate wall-posts (viz. between the posts at the four corners) formerly existed as follows:-

E side: }	Two in S bay, one in N bay, and a principal at the bay-division.
W side: }	
N end: }	Two.
S end: }	

These wall-posts and those at the corners were spaced at more or less equal intervals. Between them were series of unpegged studs, the characteristic smaller round-ended mortises for which also remain mostly visible, to support the wattle-and-daub infilling of the panes formed by the framing.

Along the E, N & W sides, the lower wall-plates are complete except that the E one has a 2 ft. 10 in. (86.4 cm.) gap in the S bay; this appears to have been cut for the provision of a hatch for transferring goods between floors, perhaps while the premises were occupied as a butcher's shop earlier this century. It is on these horizontal members that the load of the upper storeys is concentrated. Having lost their original supporting-posts, they are now carried on the E & N sides by a series of C19 round cast-iron shafts, while on the W the load has been transferred to a wall of white bricks built in 1982 (plate IX). Near the NW corner, the C19 chimney-breast gives further support to the W lower wall-plate, only the inner face of which is visible with brickwork beneath and above it.

Crossing the S end of the primary framing is a midgirt (plate IV), which is trenched over the E & W lower wall-plates with each of the latter projecting - originally externally - a few inches beyond it. Both ends of the midgirt extend 1 ft. 9 in. (53.3 cm.) outside the lower wall-plates to support the formerly-oversailing first storey. The undersides of these jettied ends taper slightly upwards so that the vertical dimension is reduced from midgirt-thickness to 'bull-nosed' extremities matching those of the neighbouring jettied floor-joists, thereby producing a stylishly upturned effect. At the W end, the midgirt-projection was decoratively supported from the corner-post by a primary jetty-bracket of unusual and distinctive design,

illustrated in fig. 12 and clearly discernible in plates V, VI, VII & VIII. This jetty-bracket, the only one of the building's original four of its type to have survived at the time of my initial inspection, was sawn off and destroyed a few days later in ignorance of its value and attempts to retrieve it proved fruitless. The bracket was tenoned and double-pegged into long mortises in the W face of the corner-post and the underside of the midgirt-projection. Corresponding mortises in the E end of the midgirt and in both ends of the 'central' transverse beam forming the bay-division show the positions of the other jetty-brackets of the same pattern.

It is now necessary to describe the ceiling timbers (fig. 3), dealing first with principal members of heavy scantling. The 'central' transverse beam is similar to the midgirt in being trenched over the E & W lower wall-plates and in having tapered jetty-projections. In the S bay, a longitudinal girder-beam provides a central link between this and the midgirt, secured by a pegged mortise-and-tenon joint at each end. Beside its joint with the midgirt, the girder's E side has been cut away (in antiquity), reducing its horizontal dimension by roughly one-half for a length of slightly more than 2 ft. (61 cm.); this is visible in plate IV. The timbers of the other bay to the N of the transverse beam are hidden by relatively modern boarding, but ends of dragon-beams visible at the NE & NW corners make it virtually certain that the arrangement is similar to the N bay of No. 99 as described on page 10. The diagonal external projections of both dragon-beams are mortised and double-pegged for large brackets, which may well have been of similar type to that shown in fig. 11.

The first-floor joists, of lesser scantling than the beams described above, are visible only in the S bay. Originally they were here arranged as seven aligned pairs, the inner ends of each pair being tenoned and pegged into opposing sides of the central longitudinal girder and the outer ends resting on the E & W lower wall-plates and projecting externally as jettied 'bull-nosed' joists. They have, however, been subjected to interference with the following effects:-

- (a) Near the NE corner of the bay, two primary joists were truncated for construction of the hatch mentioned on page 16, the space

being later filled using longitudinal as well as replacement transverse lengths.

- (b) At the SW corner, three primary joists have been removed - for reasons unknown - and the area is patched up with longitudinal and transverse members (plate IV).
- (c) The SE corner lacks one primary joist and there may never have been a full-length one here, this being the most likely position of the original stairwell; the gap has been closed using longitudinal timbers (plate IV).
- (d) Many primary joist-ends are missing from the jetties, only four on the E and one on the W remaining from the original seven projecting from each side.

Sawn-off tenons remain pegged in their mortises in the central longitudinal girder where joists have been removed. Deficiencies have been remedied to some extent with re-used old timbers as well as new.

The internal boarding-over of the N bay conceals the joists here almost entirely, only two having been traced at points where they rest on the E lower wall-plate. The surviving jetty along the N end of the building is similarly obscured by external boarding behind which the joist-ends probably remain, but those on the W side of the bay were sawn off for construction of the C19 chimney-breast.

Apart from the jetty-brackets, the only known ornamentation was chamfer-work. The inner arrises of probably all principal members were plain-chamfered, a detail noted on the destroyed SW & NW corner-posts and still visible on the surviving fragment of the latter. It is also to be seen on the E, N & W lower wall-plates, the S end midgirt (on which the chamfer is in places indistinguishable because of its waney edges<sup>2</sup>), and on both lower arrises of the 'central' transverse beam and the longitudinal girder in the middle of the S bay. Except for this last, the N end of which displays a good pair of stepped hollow-steps, all chamfer-steps are of the run-out type.

It will be appreciated from the foregoing that the primary building, like No. 99, had a continuous first-floor jetty along its E, N & W

sides. It is noteworthy, however, that No. 101's jettling was 2 ft. (61 cm.) lower and  $6\frac{1}{2}$  in. (16.5 cm.) shallower than No. 99's.

No. 101 - First storey (fig. 3 & plates VII & XI)

The three-sided jettling produced a primary upper floor with external dimensions approximately 3 ft. 6 in. (106.6 cm.) wider and 1 ft. 9 in. (53.3 cm.) longer than those of the ground storey quoted on page 15. The framing of the S wall rose directly from the midgirt, whereas that of the other three walls sprang from bressummers laid along the 'bull-nosed' outer extremities of the jetty-projections of principal beams and intervening floor-joists as already described. The midgirt remains intact and there is little doubt that the same can be said of the bressummers except that, at some time in the past, the W one has been sawn off at a point about 9 ft. 2 in. (2.8 m.) from its northern end, leaving a gap of some 8 ft. 2 in. (2.49 m.) to its joint with the SW upper corner-post. The N & E bressummers are at present entirely obscured.

The principal upper wall-posts were located at the four corners and at each end of the 'central' transverse beam; all are partly or wholly visible with the exception of the NE corner-post, which is totally hidden by plaster. Their feet are tenoned for pegged joints, firstly with the bressummers and secondly (with separate longer tenons) into mortises in the jetty-projections of the principal horizontal beams below them. The SW corner-post was completely stripped in the 1982 alterations, enabling the likely form of these joints at both SW & SE corners to be determined (fig. 7), whilst the corresponding joints at the NW & NE corners are probably of the type shown in fig. 8. The foot-jointing of the 'central' principal wall-posts is in yet another different form.

As will be seen from plates VI & XI, the heads of all principal wall-posts visible - five out of a total of six - have deeply-flared jowls similar to those of No. 99. These are jointed in the traditional manner to hold secure, as well as support, the E & W eaves wall-plates and the ends of the three flat tie-beams, all of which members remain.

Intermediate wall-posts between principals existed on all four sides

of the building, their feet tenoned and pegged into mortises in the bressummers and S midgirt and their heads into mortises in the eaves wall-plates and end tie-beams, with the customary unpegged studs in the intervening spaces. In the S bay, such evidence shows that there were two wall-posts on the W side and three on the S, all now missing (together with the studs); pegging for two on the E side indicates that here they probably still survive but are hidden by plaster. Corresponding evidence in the N bay is to some extent lacking, because the E & N bressummers and the E eaves wall-plate are completely obscured, as is the N tie-beam except for a short length of its W end. Externally, however, the 1982 alterations involved the removal from the bay's W side of the little lean-to roof described on page 7, thereby exposing for a height of about 1 ft. 3 in. (38 cm.) two intermediate wall-posts with their feet tenoned and pegged into the bressummer; wattle-and-daub infilling still covered the intervening studs, having been preserved intact sandwiched between the chimney-breast within and the layer of stucco outside. This can be seen in plate IX.

An unusual feature of the framing of this building is that all three tie-beams are linked by central longitudinal beams in two lengths tenoned and pegged into side-mortises. Only their lower surfaces are visible, but undoubtedly they function as girders into which are tenoned the inner ends of primary attic floor-joists whose outer ends must be likewise jointed into the E & W eaves wall-plates.

#### No. 101 - Attic storey

The boarded floor occupies the full length of the primary building, 10 ft. 6 in. (3.2 m.) of its width, and is 7 ft. 3 in. (2.2 m.) below the ridge - measured from beneath the apex-joints of the rafters. Access is from a staircase (demolished 1982) in the early-C19 extension linking No. 101 with No. 99 and any indication of an earlier stairwell is obscured.

The framing of the original roof structure is virtually complete. Each slope has a through side-purlin, of 6 by  $3\frac{1}{2}$  in. (15.2 by 8.9 cm.) timber with both inner arrises plain-chamfered without stops,

projecting at least  $4\frac{1}{2}$  in. (11.4 cm.) beyond the principal end-rafters and scarf-jointed (fig. 10) at the 'central' truss dividing the two bays. At the N & S ends are curved wind-braces, 10 by  $1\frac{1}{2}$  in. (25.4 by 3.8 cm.), tenoned and double-pegged into mortises in the principal rafters but with their upper ends trenched into the outer surfaces of the purlins, with no internally-visible pegging. The purlins are trenched into the inner faces of the three pairs of principal rafters, at which points they are supported by vertical queen-posts of 9 by 3 in. (22.9 by 7.6 cm.) scantling. The heads of the posts are partly tenoned into single-pegged mortises in the rafters, the remaining portions being trenched into the purlins and notched to clasp them. It is clear that the 'central' truss, at least, was never collared. This roof framing is illustrated in fig. 13.

The apex-joints of most of the rafters are hidden by a horizontal plastered ceiling slightly below them. At one point, however, this was pierced during the 1982 alterations and the two common rafter-<sup>pairs</sup> thereby revealed have single-pegged mortise-and-tenon joints bearing scribed carpenters' assembly-marks 7 & 8, the sequence evidently commencing at the N end of the building.

#### DISCUSSION: Nos. 99 & 101

In order to form conclusions as to the purposes originally served by these buildings, it is best to consider first No. 101 since its primary framing is more nearly complete and has been subjected to less alteration than that of No. 99.

No. 101 occupied a very small rectangular site in the town centre close to the market house and was surrounded on all sides by streets and alleys. The confined space allowed only a two-bay structure, two features of which are especially notable in a minor building of this type:-

- (a) Continuous first-floor jetties along three of its four sides.  
In less-urban settings the construction of jetties was

motivated chiefly by its obvious aesthetic appeal (and sometimes by a desire for ostentatious display), but here the more compelling reason for its adoption on such a scale was doubtless the practical one of providing the greatest possible floor-space upstairs.

- (b) Whereas upper storeys in timber-framed buildings were normally open to the roof, the existence here of central longitudinal girders linking the three tie-beams shows that there was a primary attic floor occupying the full length of the structure.

Each of these features would be highly unusual in a rural domestic context, but the present state of knowledge of early urban buildings of this sort makes it difficult to judge the extent to which they can be regarded as characteristic. One suspects that such features might have been quite normal in towns, but that today they are comparatively uncommon survivals.

The absence of any evidence that the original building was heated<sup>3</sup> or possessed a garderobe<sup>4</sup> indicates strongly, if not conclusively, that it was not intended for residential occupation.

Taking into account all these factors in conjunction with the building's location, there can be little doubt that it served purely trade purposes, most probably as a shop in the ground storey (possibly with a related craft workshop also on the premises), using the two upper floors for the storage of merchandise, equipment and the like.

The most probable position of the primary first-storey stairway is at the SE corner, as illustrated in fig. 13. The side of the central longitudinal girder is cut away at its S end for a length adequate to have received the tops of the strings (page 17), and the absence of an original joist running E from that point (page 18, para. (c)) is a further indication of a stairwell there. The upper stairway to the attic floor is unlocated, but was perhaps directly above.

The present diagonal doorway across the NE corner is an early-C19



innovation which necessitated removal of a dragon-post and has left unsecured the jointed ends of the two lower wall-plates there. The same phase of alterations robbed the building of five other posts in its E wall and two in its N, cast-iron shafts being substituted in positions better suited to the new shop windows and corner-doorway then installed. In this way the jetty along the High Street front was eliminated by underbuilding; also in the Cl9, the rear W jetty became interrupted by construction of the existing chimney-breast and was hidden by a full-length weatherboarded timber wall aligned with the upper storey.

The roof framing is interesting as being obviously designed to give maximum space and head-room in the attic. Trusses of through side-purlin roofs normally included clasping collars, often supported from the tie-beams by queen-struts, but such obstructions at the 'central' truss here were avoided by the omission of a collar and by the use of queen-posts set well to the sides so as to provide direct vertical support to the purlins at their scarf-joints.

Turning now to No. 99, the framed construction is in certain respects very similar except that its three-sided jettying is markedly deeper and higher; the building appears to have been one bay longer (probably no more) and curved down-braces are included in its first-storey walls. But whereas the 1982 alterations made it possible in No. 101 to locate the majority of primary members in the entire building including the positions of those missing, several aspects of No. 99 remain shrouded in uncertainty because much of its framing was not stripped of later masking materials and its original roof and E end have been lost in modern rebuilding. This last factor has involved changes in the positions of certain primary members, resulting in the inconsistencies in the bay-divisions described on page 11. Even so, the visible evidence suggests that probably it was another unheated building originally constructed to serve much the same purposes as No. 101.

Except for signs of a blocked W-facing upper window in No. 99, there is nothing to indicate the positions of primary windows or doorways

in either building. In view of the small size of the structures, it is possible that each had only one entrance, most probably framed between wall-posts on the High Street side.

The joints in figs. 7, 8, 9 & 10 should not necessarily be regarded as shown in all respects with strict accuracy, for in each case there were obscured parts which had to be inferred. In fig. 10, for example, it is hard to believe that the short edge-halved scarf-joint does not have bridled abutments in both directions, yet no sign of a second could be felt behind the head of the queen-post on either side; possibly it was dispensed with in No. 101 on account of the direct support the joints receive from the posts. The opportunity has been taken to reproduce the apparent forms of three different corner-joints in figs. 7, 8 & 9 because, besides their intrinsic interest in this context, they are of types rarely illustrated in published works.

On structural evidence alone, it is not possible to date either building closely with much degree of confidence. Timbers were traditionally placed broad side down until c. 1560, after which there was a gradual change of emphasis until, by the second half of the C17, it was universal practice for them to be laid on their narrower surfaces.<sup>5</sup> In both of these buildings the principal members, the floor-joists and No. 101's rafters are often of roughly-square section, but where this is not the case a tendency was noted, more pronounced in No. 99 than in No. 101, for them to <sup>be</sup> broad side down. The use of jettying, common in medieval times, continued well into the C17.<sup>6</sup> Similarly, through side-purlin roofs in their more-usual form with clasping collars and queen-struts generally indicate a date between c. 1530 and c. 1670 in Kent<sup>7</sup>; but in our district such side-purlin roofs with wind-braces (as in No. 101) seem to be especially characteristic of the early years of the C17.

The foregoing factors, considered in conjunction with other details such as the style of post-jowls and the respective depths of the jettying, tentatively suggest date-ranges of c. 1575 - 1600 for No. 99 and c. 1600 - 25 for No. 101. Evidence of another kind,

dealt with in the section which follows, tends to narrow down the dating of No. 101 to c. 1600.

The northerly of the two intermediate tie-beams of No. 99 displays at each end a pair of cyma chamfer-stops, which occur nowhere else in either building; it is a design found mainly in work of the C17<sup>8</sup> and, in our district, it seems to have been especially popular during the final three decades. This tie-beam rests on the eaves wall-plates without supporting-posts - indeed the E end is roughly central over the present first-storey window - and it does not coincide with the principal transverse beam marking the bay-division (page 11), so that it can scarcely occupy its original position or that of a pre-existing tie-beam. The chamfer-stops suggest that this member must have been introduced at some time after the building's construction, as a modification made either in the late-C17 or (possibly brought from another structure altogether) in the present century when both intermediate tie-beam positions were almost certainly changed with the complete rebuilding of No. 99's roof and southerly end.

#### THE FORMER MARKET PLACE

The location of Sevenoaks at the junction of the Darent-valley road from Dartford with the London-Rye highway led to a phenomenal growth from hamlet to town in the C12 & C13, when for the first time it superseded Otford, the manorial administrative centre, in population and wealth. An extremely important reason for the sharp increase in economic prosperity was the existence of its market serving travellers on both roads, as well as inhabitants of the surrounding area. Recorded in 1570 as a weekly Saturday market<sup>9</sup>, it was probably held originally near St. Nicholas's church, but by about the beginning of the C13 it had moved to a more-spacious site within the triangle formed by the junction of the two main roads.<sup>10</sup>

Today, the positions of the Old Market House in High Street and the area to the S known as The Shambles in the centre of the triangle

are the only obvious indications that this was the former market place, since the site is largely occupied by buildings. Further confirmation is afforded by a deed of 1417 relating to John Bloome's purchase from the estate of Edward Wymble of a shop in the Butcher's Shambles, described as lying between the highway from Sevenoaks Church to Otford on the east and a way leading through the midst of the market place on the west.<sup>11</sup>

The same deed refers to the 'market crosse', the town's medieval court hall, which by 1554 had been replaced by a new octagonal timber-framed first-floor structure carried on posts above an open ground storey.<sup>12</sup> In Elizabethan times, it was variously described as the 'market cross' or 'market house'. Following its demolition in 1843, the present Old Market House was erected on the site.<sup>13</sup> The successive buildings probably served as a corn exchange, besides being the venue for the town's medieval manor courts and later sessions of the justices. Its essential prison is said to have been housed in a building only a short distance away, Nos. 14, 16 & 18, London Road, part of which still retains a substantial timber-framed core.<sup>14</sup>

The Otford ministers' account for 1492 specifies rents paid for standings in Sevenoaks market and the following entries are illuminating<sup>15</sup>:-

- (a) John Carpent pays two pence 'for a certain parcel of land lying in the Market there', formerly John Pollesholt's, poulterer, as described in the Court Roll of 16 Henry VI (1437). (This plot measured 6 feet on its north boundary.)
- (b) John Wybourne pays one halfpenny for 'a parcel of land containing in length seven feet and in breadth two feet, lying in the Market of Sevenok next the Shop of John Barnard'.
- (c) Six shillings and eightpence is due 'for shops and shambles in the Market of Sevenok'. These used to be farmed for twenty shillings yearly.
- (d) Thirteen shillings is received 'for the farm of thirteen shops in the Market of Sevenok so demised to divers persons'.

Numerous shops doubtless existed on the perimeter of the market place, but we cannot be absolutely certain whether the structures described as 'shops' in the 1417 and 1492 documents and lying 'in the market' were merely semi-permanent stalls or were buildings of more-substantial construction. It may reasonably be taken, however, that the greater part of the area was laid out more or less in gridiron fashion with stall-standings forming island sites within a complex network of intersecting passage-ways. The small size of some, at least, of these standings is illustrated by entries (a) & (b) of the 1492 account. The 'way leading through the midst of the market place' mentioned in 1417 clearly ran N - S and was probably wider than the others, to allow the passage of carts bringing merchandise to the stalls; much of it surely still remains as the alley marked A in fig. 1, though modern building development has diverted and narrowed its southerly end where it joins alley E.

The northern boundary of the market place cannot now be identified, but is likely to have coincided with the present Dorset Street or Bank Street. The latter carries the greater weight of probability, placing the market house within the NE corner of the market place itself.

In course of time nearly all of the open space became occupied by buildings and their backyards, squeezing the market place into the vestigial area surviving today along the W side of High Street just N of its junction with London Road. It may be surmised that those with a financial stake in the market's operations derived such prosperity from this source that they became able to afford even more-remunerative facilities by building permanent outlets for daily sales in place of the Saturday stalls. The process of erecting buildings in the former market place seems to have been a very gradual one spread over at least two centuries and must have entailed the appropriation of some three or more standings per building. As we have seen, it is just possible that development of this sort had already started by 1417.

The earliest definite evidence comes from the identification in 1984 of a structure now forming part of No. 8, Dorset Street (at the rear

of the shop premises of H. Buckwell Ltd. and known as 'the cottage') which dates from between c. 1450 and c. 1530. This is a timber-framed building with the first crown-post roof we have so far found in Sevenoaks. Since it deserves a study to itself, only a few relevant points will be noted here. It clearly originated as a little detached structure only two bays long, always double-storeyed and with no primary means of heating, so that the likelihood of its having been erected as a shop is very strong indeed. It had a jettied front alongside alley A and stands close to No. 99, from which it is separated by the narrower private alley C.

Alley C passes northwards between No. 101 and the shop portion of No. 8, Dorset Street. The latter is more difficult to interpret, but appears to have been constructed in the early-C17 as a two-bay building, again probably an unheated two-storeyed shop, and a single dragon-beam demonstrates that it was jettied along the N & E sides. The rear extension linking this shop with 'the cottage' seems to have been built in two stages, both likely to be C18.

Thus, including Nos. 99 & 101, we have surviving evidence of the erection of four shops in the market place near its NE corner at intervals between c. 1450 and c. 1600. They are all aligned N - S, but this does not necessarily imply that the market standings were on that axis, though entry (a) on page 26 may suggest it as a distinct possibility.

As fig. 1 shows, a number of alleys remain from the former network of ways between plots for market stalls. The discoveries in 1982 that Nos. 99 & 101 originated as detached buildings with an alley W from High Street passing between them, and in 1984 that the pre-C18 parts of No. 8 Dorset Street were apparently separated by a further passage-way leading to yet another westward one (still existing as blind alley D), both add considerable weight to the lay-out of market standings suggested by the C15 documents. This alley (D) followed a zigzag course and may well have represented parts of three different ways between standings. On grounds of alignment it is highly probable that alley C, where now blocked by modern building (necessitating a sharp westward turn to join A), formerly continued straight across

B and along the course of a blind alley beyond; the latter disappeared in the 1970s with the rebuilding of Nos. 85 - 93 (odd), High Street, but fig. 1 shows the lay-out as it previously existed.

Further evidence indicates that Dorset Street was formed by the construction around 1600 of a range of buildings crossing the market place at or near its northern boundary. As already noted, No. 101 (c. 1600) stands on the corner of the junction with High Street and is separated by alley C from No. 8, Dorset Street (H. Buckwell Ltd.), the shop portion of which also seems to date basically from the early-C17. Alley A divides the latter premises from a building containing two more shops, No. 7 (Charringtons Solid Fuel Ltd.) and No. 6 (J. Russell, gentlemen's hairdresser); although its features of interest are largely obscured, this is clearly of considerable antiquity and an apparently-authentic wooden plaque proclaims its date as 1603, which there is no reason to doubt. Attached to the W end of this building is No. 4 (Sevenoaks Travel Ltd.) which appears to be of very similar date. Indeed, Nos. 4, 6 & 7 have boxed-in beams along their ground-storey ceilings in the position of lower wall-plates, strongly hinting that their Dorset Street frontage originally displayed continuous jettying. These buildings are on a roughly E - W axis, whereas No. 8 (like No. 101, High Street) is aligned N - S, viz. end-on to the street.

The date-plaque preserved on the front of Nos. 6 & 7 is regarded as sufficiently convincing evidence to assert that Dorset Street was laid out around 1600 and that No. 101 was built at the same time to form its corner with High Street.

Several other pre-C18 timber-framed buildings are indicated in fig. 1 as occupying sites in the former market place, but these have yet to be examined.

CONCLUSIONSMARKET PLACE

By c. 1200, Sevenoaks market had become established within the triangle bounded by High Street on the E, London Road on the W, and Bank Street on the N. The process of building shops supplanting the standings for market stalls may have started by the early-C15, but became intensified during the C16, Dorset Street being laid out at the end of that century. The earliest of these shops still remaining (c. 1450 - 1530) is 'the cottage' attached to the rear of No. 8, Dorset Street. By the C18, most of the remaining area had been appropriated and the market place had been squeezed into the vestigial one surviving today along the W side of High Street just N of its junction with London Road.

In the former market place, the standings for stalls were separated by a network of intersecting passage-ways. To varying degrees, some still exist as alleys and are marked in fig. 1. Until closed by C18 & early-C19 building extensions, one of them passed W from High Street between Nos. 99 & 101 and another in the same direction between the shop and 'the cottage' of No. 8, Dorset Street. More-recent building developments have likewise closed a once-straight continuation, passing S, of the existing private alley between No. 101, High Street, and No. 8, Dorset Street; fig. 1 shows one stretch of this continuation as it was before rebuilding during the 1970s.

NOS. 99 & 101

The core of each is a detached little timber-framed shop built originally in the market place, No. 99 between c. 1575 & 1600 followed closely by No. 101 around 1600. Both were of very similar construction with the first floor spectacularly jettied on three sides, thus having dragon-beams and posts at NE & NW corners. No. 99 was the larger, with a length of three bays compared with No. 101's two, and its jetties were over 6 in. (15.25 cm.) deeper and 2 ft. (61 cm.) higher. Whereas No. 99 retains some ground-storey timbers (completely lost in No. 101) and both buildings have nearly-complete first-storey framing, only No. 101 preserves a primary attic storage-floor and roof structure.

Early in the C19, No. 101 was extended some 6 ft. (1.83 m.) S to join



No. 99, thereby closing the former alley between the two, and its first heating was provided by a stove or fireplace with a little brick chimney in the new extension. Following this linking of No. 101 with No. 99 there was for a time direct ground-storey access between the two, for a doorway - later blocked - was inserted in the primary N wall of No. 99 near its W end. A small cellar was made beneath the N bay of No. 101. The E & W jetties of both structures were underbuilt; the N jetty of No. 101 was enclosed in boarding, which continued over the diagonal main entrance then constructed - necessitating removal of the dragon-post previously at the NE corner. The externally-exposed timber framing was masked by upper-storey rendering of the High Street fronts, No. 101's N and part of its W sides, and by weatherboarding over the entire remainder of the W walling of both buildings.

During the second half of the C19, the present shop windows on the E & N sides of No. 101 replaced earlier smaller-paned ones and new staircases to the first and attic floors were installed in its S extension. The heating arrangements were improved by construction of the present chimney serving fireplaces in the cellar, ground and first storeys. Toilet facilities were provided by building a small adjunct accessible from the first floor of No. 101, bridging the alley on its W side.

Before the 1982 alterations, the present century brought major changes to No. 99 associated with the post-1950 rebuilding of its southern half. A completely new shop front (matching that of the latter) was constructed and the whole ground-floor interior was superficially modernized. The roof and attic were entirely renewed and this work entailed moving the intermediate tie-beams and probably some of the first-storey E & W wall-framing from their original positions. Earlier in this century, the cellar of No. 101 was greatly enlarged so as to occupy the full length of the building including its southerly extension.

All doors and windows of both buildings are of various dates from the early-C19 to recent years, with the sole exception of a blocked primary W window in the first-storey wall-framing of No. 99.

For the purposes of this study, the 1982 alterations may be summarized as follows and all relate to No. 101 unless otherwise stated:-

- (a) Ground-floor W wall was completely demolished (except for chimney-breast) and replaced by new brick wall following line of jetty-underbuilding. Two doorways, not previously existing, were incorporated. In the course of this work, the last remaining primary timbers of the whole building's ground storey were destroyed, viz. the NW dragon-post, the SW corner-post, and a jetty-bracket of unusual design attached to the latter and the midgirt-projection.
- (b) Weatherboarding of ground-floor W wall of No. 99 was replaced by new, matching but unpainted.
- (c) First-floor W wall S of chimney-breast was completely stripped, leaving undisturbed the surviving primary timber framing.
- (d) Boarding and joists of whole ground flooring were demolished, only its steel girder supports remaining.
- (e) In S extension, stairs to cellar, first and attic floors were destroyed. Removal of associated wall-coverings above ground level revealed the formerly-external N elevation of No. 99, displaying its surviving jettied wall-framing and bracketed NW dragon-post-and-beam mainly complete and in excellent condition.
- (f) First-floor toilet adjunct on W side bridging alley was demolished.

## Appendix 3

Dear Julie

Thank you for your email. Please be aware that the Council can only formally confirm in writing whether planning permission is needed or not through applications for Lawful Development Certificates. We cannot provide this through email correspondence unfortunately.

Generally speaking whether planning permission is needed depends on the current lawful use of the building is and what business is proposed to go in. There have been recent class use changes which would group retail and offices into one group however as far as I'm aware the legislation has not yet changed and the old class use legislation still applies.

Please be aware that some class use changes allowed for under permitted development do not apply to listed buildings and this includes changes of use from retail (Class A1) to offices (Class B) therefore it is possible that planning permission could be required if the new business would fall under that Class. If the current lawful use is A1 then a change under another Class under Class A would not likely need permission.

I hope this helps. If you require any further assistance please do not hesitate to contact me.

**Hannah Donnellan**

Planning Assistant

Sevenoaks District Council | Argyle Road | Sevenoaks | Kent | TN13 1HG

01732 227000

[hannah.donnellan@sevenoaks.gov.uk](mailto:hannah.donnellan@sevenoaks.gov.uk)

[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

**From:** Julie Dinnis [mailto:Julie.Dinnis@sevenoaks.gov.uk]  
**Sent:** 09 July 2021 14:58  
**To:** Planning Information <[planning.information@sevenoaks.gov.uk](mailto:planning.information@sevenoaks.gov.uk)>  
**Subject:** Prior Approval question

**EXTERNAL EMAIL:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

Was told by planning to ask you the question about what type of tenant we can put into our empty High Street premises.

It currently has A1/2 use as was previously an Estate Agents at ground floor level. Two further floors are just offices and attic storage.

If we want to let the ground floor as non retail offices is this covered by A2 use if for general business use/hot desking? Or only if their business is financial services? It needs no work done internally, always had desks in there when an Estate Agent and would just have them again.

The building is listed, we are not changing the exterior at all but will ask them the same question as have been given their email details.

Please let me know if we need to do a Pre-App or whether just Prior Approval and if so am I doing it the right way by emailing you?

Many thanks

Julie Dinnis

Filston Farm

Shoreham

Sevenoaks

Kent

TN14 5JU

