



GENERAL WOLFE INN, WESTERHAM,  
KENT, TN16 1RQ

(NGR: TQ 44210 53720)

## HERITAGE STATEMENT AND IMPACT ASSESSMENT



Commissioned by  
Mr. P. Saunders

Report No. 2018356  
October 2018, Revised July 2021

Prepared by Maggie Henderson

GENERAL WOLFE INN, WESTERHAM,  
KENT, TN16 1RQ

(NGR: TQ 44210 53720)

HERITAGE STATEMENT AND IMPACT ASSESSMENT

Commissioned by  
Mr. P. Saunders

Report No. 2018356

October 2018, Revised July 2021

Prepared by Maggie Henderson MA (Hons)

## **CONTENTS**

1.0	Introduction	1
2.0	Scope and Methodology	1
3.0	Location	1
4.0	Designations	2
5.0	Historic Maps	2
6.0	Overview Origin and Development of the General Wolfe Inn	3
7.0	Statement of Significance	9
8.0	The Proposed Alterations	11
9.0	Bibliography	18
10.0	Purpose of this Report	18
11.0	Copyright and Disclaimer	19

Figures

Plates

Appendices

## **FIGURES**

- Figure 1: Property Location (NGR: TQ 44210 53720)
- Figure 2: Historic Map Extracts (enlarged)  
Andrews, Dury and Herbert's Map of Westerham, 1769  
Hasted's Map of Westerham c. 1797  
Ordnance Survey Surveyor's Draft c.1800
- Figure 3: Historic Map Extracts (enlarged)  
Tithe Map of Westerham, 1845  
First Edition Ordnance Survey Map, 1869
- Figure 4: Historic Map Extracts (enlarged)  
First Revision County Series (1:2500) Ordnance Survey Map 1897  
Detail
- Figure 5: Historic Map Extracts (enlarged)  
Second Revision County Series (1:2500) Ordnance Survey Map 1907  
Detail
- Figure 6: Historic Map Extracts (enlarged)  
Third Revision County Series (1:2500) Ordnance Survey Map 1936  
Detail
- Figure 7: Historic Map Extracts (enlarged)  
Ordnance Survey National Grid Map 1963  
Detail
- Figure 8: Phased Outline Block Plan
- Figure 9: Phased Floor Plans

## **PLATES**

- Plate 1: The phase 1 (c. 15<sup>th</sup> century) intermediate tie-beam of the open truss over the two-bay chamber
- Plate 2: The north side of the eastern end of the intermediate tie-beam with dovetail to link it to the wall plate
- Plate 3: The decorated northern crown post of the open truss over the two-bay chamber
- Plate 4: The north crown post – detail showing the pegs for the missing eastern brace
- Plate 5: Partition truss, south crown-post
- Plate 6: Principal post (east) and head-brace of the partition truss
- Plate 7: Comparatively plain south crown-post with plank-like head-brace rising to the collar purlin

- Plate 8: Redundant lap joint for a high-set collar indicating the former hipped southern end of the roof of the phase 1 building
- Plate 9: The *in situ* collar below the redundant jointing for the high set collar on the same rafter (east side of roof)
- Plate 10: The 18<sup>th</sup> century fireplace with its 20<sup>th</sup> century brick in-fill within the multi-flue chimney stack inserted into the phase 1 northern end bay
- Plate 11: The characteristics of the 18<sup>th</sup> century brickwork
- Plate 12: View from the interior of block 2's northeast room towards the lower floor of block 3
- Plate 13: Interior of the lower floor of block 3 looking south to the raised floor within the northeast room of block 2
- Plate 14: The modernised interior of block 3 showing the south end of the upper floor and the two staircases inserted to access the different floor levels of block 2
- Plate 15: The northwest chimney stack, note the straight joint between it and the building
- Plate 16: The interior finish and fireplace in the west elevation of the upper room of block 3
- Plate 17: The General Wolfe Inn, south and east elevations complete with the end extensions (undated, c. late 19<sup>th</sup> or early 20<sup>th</sup> C)
- Plate 18: The south elevation of the former inn, 2018
- Plate 19: The existing bar in block 4, c. 1970
- Plate 20: The corridor just north of the block 4 addition, its flooring indicative of the in-fill of a former staircase location
- Plate 21: The east side of block 3, showing blocked opening to the lower floor
- Plate 22: The steps leading to the raised floor in the northeast room of block 2 (looking south)
- Plate 23: Applied wall finishes at the south end of block 2. Note the altered base of the boarded and ledged door to the west (right)
- Plate 24: The pressure mark on the earlier matchboard wall finish at the northern end of block 4 indicating the shape and location of the c. 1970s bar
- Plate 25: The north end elevation of block 3
- Plate 26: The fencing on the west side of the property, proposed for replacement
- Plate 27: The east side of the courtyard at the north end of the property: an opportunity for enhancement

- Plate 28: Modern generic faux Georgian six-panel door to first floor bathroom
- Plate 29: The window in the west wall, first floor, at the north end of block 1
- Plate 30: Two-light side-hung casement in west wall, first floor to the south of that proposed for replacement shown in Plate 28
- Plate 31: Modern fittings within the toilet block built against the west side of the main range

## **APPENDICES**

- Appendix 1: List Entry Description
- Appendix 2: Areas Proposed for Alteration

## 1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by Mr. P. Saunders to carry out a historic building assessment of the former General Wolfe Inn, Westerham, Kent (Figure 1; NGR TQ 44210 53720). The work was commissioned to determine the origin, development and significance of the building in advance of a programme of repairs and minor alterations intended to bring the building back into use as a domestic dwelling).
- 1.2 Since first commissioned in 2018, the owner has lived in the property allowing him to determine the changes that would respond to his needs. As such, the initial proposal scheme has been modified. This report includes an impact assessment of the proposal scheme prepared by Derek Salisbury in conjunction with the owner over the course of the three year period since the initial assessment. **This report should be read in conjunction with the drawings and documents prepared by Derek Salisbury.**

## 2.0 SCOPE & METHODOLOGY

- 2.1 The building was visited by Maggie Henderson on the 5<sup>th</sup> of June 2018. Measured survey drawings, based on those provided by the owner, were annotated to show the buildings early sequence of development. Later historic phases of activity are also shown in the historic map regression exercise, included as figures within this report.
- 2.2 The General Wolfe Inn has been subject to extensive historic alterations for the most part attributable to its conversion and subsequent use as a tap room and public house during the 19<sup>th</sup> and 20<sup>th</sup> centuries. As such, the earlier remains although extant, are fragmentary, lost or concealed by later work, and at roof level, difficult to access.
- 2.3 The results of this analysis should therefore be regarded as a first-stage identification of the early phases of construction and subsequent historic evolution of the building; further details that could refine this interpretation and supplement this record may come to light during any future programmes of repair or alterations.

## 3.0 LOCATION

- 3.1 The General Wolfe Inn is situated to the north side of the High Street, towards the western end of the small market town of Westerham in Kent (Figure 1). The High Street (now part of the A25) is the main through route that extends from Limpsfield to the west (the road becomes the Westerham Road just east of the inn) branching out at its eastern end, becoming Brasted Road (A25) to the northeast and the B2026 to the south towards Hosey Hill.
- 3.2 The settlement of Westerham extends along both sides of the High Street, with a particular concentration of buildings on its northern side. Beyond the confines of the built environment, the landscape retains its rural identity in the form of irregular fields interspersed with tracts of woodland, the latter increasing in density to the south of the settlement. To the south of the property, the landscape is dominated by the grade II listed parkland and gardens associated with Squerryes Court, and close to the road, the Long Pond.
- 3.3 The General Wolfe Inn is a long linear building, its principal axis oriented north – south, with a narrow frontage set back from the High Street. The building, having

been a public house, and historically, part of a larger brewery group, currently lacks gardens, associated instead with areas of hard-standing to the west and east, and a small walled courtyard to the north.

## **4.0 DESIGNATIONS**

### **4.1 Listed Buildings**

4.1.1 The General Wolfe was first Listed as Grade II on the 10<sup>th</sup> of September 1954 (List entry number: 1244026). The building is described as '16 building mostly clad in C19 weatherboarding' (Appendix 1).

4.1.2 The description in the list entry is purely for recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

### **4.2 Conservation Area**

4.2.1 The General Wolfe Inn is situated within the Westerham Conservation Area<sup>1</sup>

### **4.3 Areas of Outstanding Natural Beauty (England)**

4.3.1 The General Wolfe Inn falls within the confines of the Kent Downs, Area of Outstanding Natural Beauty.<sup>2</sup>

## **5.0 HISTORIC MAPS**

### **5.1 Early Maps**

5.1.1 There are several early maps relating to the area within which the General Wolfe Inn is situated. It should however be noted that the maps vary in scale, accuracy and detail, due to the purpose of their preparation. For example, maps intended to show large areas, or specific to a particular estate or landowner may omit details beyond that remit.

5.1.2 The Andrews, Dury and Herbert Map of Westerham dating to 1769, Hasted's map of 1797 and the Ordnance Survey Surveyor's draft of c. 1800 all show buildings on the north side of the High Street in the location of what was to become the General Wolfe Inn (Figure 2). It is however difficult to ascertain which of the properties (if any) may relate to the inn, particularly as the building as it now stands appears to be the remaining wing of a larger building, the main range of which was demolished at an unknown date.

5.1.3 Within the long linear building, the earliest remains are situated behind a 19<sup>th</sup> century extension, the extension having been added after the early maps were prepared, adding to the difficulties in identifying the structure.

---

<sup>1</sup><http://documents.sevenoaks.gov.uk/Environment%20and%20Planning/Planning/Conservation/Conservation%20Area%20Appraisals/Westerham%20%20CAA%202014.pdf>

<sup>2</sup><http://www.landscapesforlife.org.uk/about-aonbs/visit-aonbs/kent-downs-aonb>

### *Westerham Tithe Map*

- 5.1.4 The Westerham Tithe map of 1845 appears to show a north – south oriented structure set back from the street frontage on the north side of the High Street. The plot is marked 102 and is listed in the apportionment as owned by William Henry Head, occupied by William Draper and others (Figure 3).

## **5.2 Ordnance Survey Maps**

- 5.2.1 The first edition Ordnance Survey Map dating to 1869 shows sufficient detail to indicate a long linear building with two projections on its western side (Figure 3). The property is labelled as the General Wolfe Public House by this date, shown in association with the brewery group to the north and east, including the brew-masters house and brewery cottages (Figure 3).

### *1897 - 1907*

- 5.2.2 The 1897 edition Ordnance Survey map shows the building in good detail, comprising a very long linear eastern range abutted on its western side by a series of additional structures (Figure 4). Extensions had been made to the north side of the north-western unit by 1907 (compare Figures 4 and 5).

### *By 1936*

- 5.2.3 The western side of the property had been altered between 1907 and 1936: the inn and the group of structures to the west of it, at its northern end, appear to have been substantially altered or rebuilt to create a single building (compare Figures 5 and 6). It is by this phase of activity that the northwest chimney was added or very much altered as indicated by the fabric and the straight-line joint between the externally projecting chimney stack and the west elevation of the building (block 3, discussed in greater detail below).

### *By 1963*

- 5.2.4 The property had again been altered: the structures abutting the western side of the main range, at its northern end, had been extended and converted to a separate dwelling (numbered 2 on the map, Figure 7).

## **6.0 OVERVIEW ORIGIN AND DEVELOPMENT OF THE GENERAL WOLFE INN**

### **6.1 Introduction**

- 6.1.1 An overview of the phases of development of the Inn is provided (Figure 8). As outlined above, the analysis given for the earliest remains extant within the building may be refined during any future programmes of repair or alteration that may reveal concealed fabric or create better access to that already identified.

### **6.2 Phase 1: Medieval, c. 15<sup>th</sup> century**

- 6.2.1 The early remains of the building are fragmentary, the structural details surviving best at roof level where they are sufficient in their form and character to indicate the medieval origin of this part of the building.

- 6.2.2 The phase 1 remains include details for a hipped southern roof terminal and two extant crown-post trusses: the north crown posts suspends an intermediate tie-beam now visible in the northern of the first floor bedrooms (Plates 1 and 2). The intermediate tie-beam is chamfered on both sides, with simple runout stop detail and is clearly dovetail jointed over the corresponding wall plates (plate 2).
- 6.2.3 The northern crown-post, part of the open truss, has decorative detail, in this case chamfered edges forming an almost octagonal shaft with chamfer stopped ends, no moulded cap or base is extant (Plate 3).
- 6.2.4 The crown-post retains evidence in the form of mortises and peg-holes for its missing members: in its original form the post would have had longitudinal braces rising to the collar purlin, and two further braces, one to each side that would either have been foot-braces to the tie-beam or head-braces to the collar or rafters. The location of the post and lack of access to it has prohibited a clear identification of which type of braces have been removed, the removal perhaps related to the insertion of ceilings and resultant usable loft space (Plate 4).
- 6.2.5 No principal posts, or soffit jointing to the tie-beam for in-fill or other members are extant, indicating that the northern crown-post had indeed been part of an open, and intermediate, truss. The purpose of such a truss is to carry the roof structure above an over-length room as is the case here. The inclusion of the open truss with its chamfered crown post was both functional and decorative within the two-bay first floor chamber.
- 6.2.6 The southern crown post is less ornate (Plate 5), lacking the chamfer and stop detail of its northern counterpart, forming part of a partition truss from the outset, as indicated by the head-brace and in-fill below in the first floor chamber (Plate 6). Mortises for missing foot-braces are extant on the sides of the crown-post (Plate 7).
- 6.2.7 The hipped southern roof terminal is evidenced by redundant lap dovetail jointing for a high-set collar above the retained 'standard' collar (Plates 8 and 9). The northern end of the building in its earliest form is less certain due to access difficulties; as far as it is currently possible to ascertain, the northern end may have been in broadly the same location of the rear of the existing large internal chimney stack (itself a historic insertion, Figures 8 and 9).
- 6.2.8 It is worth highlighting at this stage that neither crown post, or other contemporary roof members display evidence of soot-blackening: this together with some retained heavy section joists carrying the central part of the first floor, would suggest that the building had been two storeys in height from the outset, rather than having been built with an open hall.
- 6.2.9 The differences in crown post type, and the truss members below them suggests that the first floor layout, open to the roof in its original form, had comprised a large two-bay length room to north and centre, spanned just north of centre by an open crown post truss (the ornate post), supplemented at its southern end by a smaller single-bay room below the hipped roof terminal (Figure 9).
- 6.2.10 The floor-plan at ground floor level is less certain due to the extent of later work, including the rebuilding of the external walls and historic conversion of the building to serve as a public house. The only other fabric of clearly early origin are the substantial joists carrying the floor of the two-bay chamber.

6.2.11 Wall construction elsewhere is very fragmentary due in no small part to later brick infill and under-building. While the first floor walls do retain some timber elements (most notably on the soffit of the wall plate on the west side of the building), the greater part of the ground floor walls have been rebuilt in brick and this has in turn been painted obscuring detail. Brick under-building is however, a common characteristic of the renovation and modernisation of historic buildings during the 18<sup>th</sup> and 19<sup>th</sup> centuries.

#### *Form and Function*

6.2.12 The early remains when considered together indicate that the building was constructed as a cross-wing. A cross-wing has been defined by Martin et al as 'a section of a house framed at right-angles to the main range' (2018;35). Features that correlate well with the building having been a cross-wing include its orientation, with its narrow end fronting onto the High Street, the provision of two storeys from the outset, and in particular, the non-standard floor plan with the two-bay chamber occupying the central and northern bay of the first floor accommodation,, the bays separated by an intermediate tie-beam with an integral moulded crown-post, in effect a partial open truss.

6.2.13 In this case, the remains lack evidence for an open hall, instead they are indicative of a storeyed building that had no evidence of the provision of an open-fire so characteristic of the medieval hall house. The lack of sooting, the storeyed form, non-standard layout and orientation are therefore interpreted here as being indicative of a cross-wing, part of a larger building, the main range of which had been removed historically.

#### *Dating Criteria*

6.2.14 There is little extant evidence to allow a secure date to be ascribed to the medieval remains. Where they have been retained, the plank-like bracing of the crown-post truss suggests a 15<sup>th</sup> century origin, perhaps towards the second half of that century in contrast to the robust character of earlier roof structures of the same type.

### **6.3 Phase 2: 18<sup>th</sup> Century**

6.3.1 No clear evidence is extant for early post-medieval or transitional era alterations (from c. the mid 16<sup>th</sup> century), with the exception, perhaps, of a cross-beam extant in front of the block 1 chimney stack serving the current 'snug'. The beam is a wide chamfered one, differing from the adjacent joists, albeit oriented in the same way, extending across the building. No junctions to other elements of the timber frame and there is no discernible relationship to the phase 1 remains. It is suggested that the beam may have been related to a predecessor to the current chimney stack, a fragment perhaps of a transitional heating system that was all but obliterated when the phase 2 chimney stack was inserted.

#### ***The 18th Century***

6.3.2 The next phase of activity that is clearly visible appears to be a programme of work undertaken during the 18<sup>th</sup> century. Due to a lack of clear diagnostic details, the alterations are discussed as a single phase of activity. The work may however have been the result of a single campaign or several programmes of alteration carried out as and when required during over the course of the century.

- 6.3.3 The large multi-flue chimney stack that remains *in situ* to date, inserted into the northern end of the medieval building, providing a clearly identifiable means of heating this building. The substantial (albeit historically altered) ground floor hearth now serves the room between the two later porches (Figure 9; Plate 10).
- 6.3.4 The original brickwork of the chimney stack is consistent with 18<sup>th</sup> century work and correlates well with the fabric just visible at the northern end of block 2 (Figure 9, Plates 10 and 11) the room behind the chimney stack. The wall remains that are visible at the north end of block 2 also include a straight raking shore; commensurate with a date range for its construction from no earlier than the closing decade of the 17<sup>th</sup> century, throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries. The use of the shore with the brick used in the nogging indicates a probable 18<sup>th</sup> century origin for block 2.
- 6.3.5 In its original form, it is probable that block 2 added a single room to each of the two principal floors. Within the main medieval range, the addition of the chimney stack, may have been carried out in conjunction with the insertion of ceilings over the first floor rooms, characteristic of 17<sup>th</sup> and 18<sup>th</sup> century programmes of modernisation.
- 6.3.6 Other refinements such as the insertion of the current staircase next to the chimney stack and the partition that formed corridors that would have allowed private access to the two rooms within the phase 1 building. The base of the staircase as it projects forward of the phase 2 chimney stack is later, representing a further modification in the 19<sup>th</sup> or early 20<sup>th</sup> centuries.
- 6.3.7 All of the work indicated, either as a single phase or in stages, added to the building in the 18<sup>th</sup> century are 'modern'. that is, the insertion of partitions allowed rooms to have private access rather than gaining one room by passing directly through another, new ceilings improved insulation and appearance, concealing archaic roof designs while providing loft space for storage facilities. It is also possible that the first cellar at the northern end of the building had also been added at this stage if not before, enlarged during phase 3 in conjunction with the building's conversion to a public house.

#### *Function and Development*

- 6.3.8 If the interpretation of the earliest phases of construction are correct, then the main range was removed, leaving only the cross-wing *in situ*. It is not presently possible to ascertain when the main range may have been removed, although it is possible to suggest that the 18<sup>th</sup> century work extant within the building would have been sufficient to allow the building to serve as a small house in its own right.
- 6.3.9 Prior to the 18<sup>th</sup> century remodelling, the building with its non-standard plan would best be understood in relation to another primary structure, thus serving as a wing to a long-since removed hall. The 18<sup>th</sup> century work created a small house: added new hearths to the pre-existing rooms, extended the accommodation with a two storey extension to the north end and probably also the northern part of the existing cellar to increase and improve service provisions.
- 6.3.10 General modernisation also took place, rebuilding of the ground floor walls in brick to updated its external appearance, moving away from the archaic timber-framed construction of its early phases. On the interior, the creation of corridors, the insertion of ceilings and general improvements created a truly modern house out of the remains of the medieval wing.

#### 6.4 Phases 3: 19<sup>th</sup> century, *in situ* by 1869

- 6.4.1 The 19<sup>th</sup> century saw the enlargement of the building, the addition of blocks 3 and 4 at its terminal ends (Figures 8 and 9). The early edition Ordnance Survey maps show the building by 1869 as the General Wolfe Public House, its southern elevation now situated on the High Street frontage (Figure 3)
- 6.4.2 The building, in close proximity to the brewery group that borders the northern boundary wall of the rear courtyard (with some units within the courtyard as indicated by the scars on the boundary walls), is shown with a long linear footprint indicating that both extensions had been added by 1869, in addition to two western projections (Figure 3).
- 6.4.3 The terminal extensions and the greater part of the interior alterations to the group were the result of the conversion of the building to serve as a public house, the public rooms to the ground floor, the beer cellar below and domestic quarters above. The cellar now extends from the street frontage, as part of the public house provisions, however, a partial cellar cannot be ruled out at an earlier stage (as outlined above).
- 6.4.4 It is also by this stage (if not at least in part during the 18<sup>th</sup> century), that the external walls of the building were subject to rebuilding in brick in their entirety at ground floor level. The brick in-fill extant at first floor level on the eastern side of the building may be the earlier of the distinctive alterations. The staircase adjacent to the 18<sup>th</sup> century Block 1 chimney stack may have been much altered at this stage, certainly in the location that projects forward of the phase 2 chimney stack..
- 6.4.5 The windows within the building are also the result of later work: no windows are extant predating the 19<sup>th</sup> century alterations.

##### *Block 3*

- 6.4.6 Block 3 is the northern extension, gabled at its northern end, with walls of mass construction at ground floor level, timber above, clad in horizontal weather-boards, added two new rooms to the earlier group, one on each floor. The topography of the site, rising from the street frontage northwards, is such that the ground floor part of block 3 is set into the slope, forming in effect a partial basement rather than a ground floor proper (Plate 12).
- 6.4.7 The difference in floor level is emphasised by the apparent raising of the floor within block 2 at ground floor level, necessitating the addition of a short flight of stairs between the ground floor room of that block and the lower floor of block 3 (Plate 13).
- 6.4.8 The first floor of block 3 as a result of the partial basement effect sits between the ground and first floors of block 2, reached by an added straight flight of steps in the corridor to the northwest and down a short flight of steps in the northeast corner of block 2 (Figure 8, Plate 14).
- 6.4.9 Block 3 has been substantially altered in recent years to serve the public house function of this long linear building leaving few historic details extant (Plates 14). The extension was served on its western side by an externally projecting brick-built single flue chimney stack (Plate 15).
- 6.4.10 The chimney stack is a later addition to the building as evidenced by the straight joint between the externally projecting stack and the west wall of the building (Plate 15).

On the interior, the upper room has been refinished, the walls, ceiling and skelings given a matchboard finish that was carried out in conjunction with the addition of a fireplace surround; all of the interior finishes are 20<sup>th</sup> century in origin (Plates 14 and 16).

#### *Function and Development*

- 6.4.11 The extent of alterations carried out at to the northern extension have left little extant material to enable an interpretation of original form or function. The partial basement effect and lack of original domestic detail may indicate that block 3 had been added as an ancillary brewery-related structure, intended to serve a particular, albeit as yet unknown utilitarian function, subsidiary to that of the remainder of the range.
- 6.4.12 An undated photograph shows the south and eastern elevations of the building with its two 19<sup>th</sup> century end extensions *in situ* (Plate 17). At the northern end, just beyond the junction of blocks 2 and 3 a structure is visible, apparently raised above ground level and continuing up to the roof of the range. The function of the projecting part of the building is unclear, although it is possible that it is an external staircase enclosure, providing independent access to the extension, emphasising its separate, ancillary and perhaps, utilitarian rather than domestic character.
- 6.4.13 Later alterations to block 3 included the addition of the external chimney stack and the .creation of interior access between the extension and block 2, provided by the insertion of three separate flights of stairs, responding to the discrepancies in floor levels between the two parts of the building.

#### *Block 4*

- 6.4.14 Block 4, at the southern end of the group is the public house frontage, the addition bordering the High Street, providing direct access to the Inn and declaiming its presence by virtue of the signage (Plates 17 and 18). The south extension is two storeys in height plus cellars, timber-framed in construction over a brick base that forms the walls of the cellar. The walls are clad on the exterior in horizontal weatherboards, in the same style as its northern counterpart (block 3).
- 6.4.15 The entrance, in the eastern side of the south elevation is high-set, reached by a short flight of steps and surmounted by a gabled door-hood clad in materials to match the construction of this block (Plate 18).
- 6.4.16 Two sets of paired horned sash windows occupy the remainder of the elevation, lighting the rooms within: no further windows were originally included in this part of the building indicating the provision of two rooms, one on each floor, served by the windows in their south, principal elevation. The two rooms were heated from the outset as indicated by the inclusion of an internally projecting two-flue chimney stack on the western side of the block (Figure 9, Plate 18).
- 6.4.17 The roof over the south block (block 4) has a half-hipped southern terminal; the roof cover of plain clay tile and on the interior, the common rafter pairs and continuous ridge-board indicate a date of construction no earlier than the turn of the 19<sup>th</sup> century.
- 6.4.18 On ground floor room is the main part of the former public house, the bar. The existing bar, situated in the southwest corner of the room is of c. the third quarter of the 20<sup>th</sup> century in origin (Plate 19). At first floor level, the new room may have been part of the domestic accommodation for the publican or other workers employed at

the neighbouring brewery complex of which the inn was part. The provision of lodgings as part of the public house function for those visiting the inn and passing through the town is another possible function for the first floor suite of rooms at the southern end of the group.

6.4.19 To facilitate access to the new accommodation a partition was inserted into the southern part of block 1 creating an extension to the existing corridor and improving circulation between the rooms of the evolved group. The floor within the corridor to the southwest of block 1 appears to have been re-laid after the removal of a staircase (Plate 20). The provision of a straight flight of steps in that location, effectively linking the new suite of rooms to the newly created inn below, would have facilitated the use of this part of the building as lodgings, separate from any longer term domestic accommodation in the remainder of the building (Figure 9).

## 6.5 Later Work

6.5.1 Much of the interior of the building is the result of its function as a public house since the 19<sup>th</sup> century. Historic interior finishes remain within the rooms, excepting the areas set aside for storing and preparing the produce associated with the buildings function. The kitchen and cellars have been more heavily modified to ensure that the interiors met with modern standards, resulting in a loss of historic detail.

6.5.2 Other minor modifications include the addition of public toilets (to the ground floor on its western side) and the modernisation of the bathroom and kitchen that serves the domestic suite of accommodation.

## 7.0 STATEMENT OF SIGNIFICANCE

### 7.1 Determining Significance

7.1.1 In the National Planning Policy Framework (NPPF), significance (for heritage policy) is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.<sup>3</sup>

7.1.2 Managing Significance in Decision- Taking in the Historic Environment (Historic Environment Good Practice Advice in Planning: 2, Historic England, 2015) states the following:

Paragraph 11. *To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.*

7.1.3 The *Conservation Principles* document is currently being updated and revised to make the language consistent with the terms used in the National Planning Policy Framework (NPPF) and those used in designation and planning legislation. The proposed terms being consulted upon are *archaeological*; *architectural*; *artistic* and *historic* interest and it is intended that they will be described as 'interests' rather than

---

<sup>3</sup> National Planning Policy Framework (NPPF) Annex 2 Glossary page 56

'values'. However, until the review is complete and the new document issued, the original values, evidential, historic, aesthetic and communal, will be referred to where relevant for the purposes of this report

7.1.4 The assessment entailed visual, non-intrusive examination of the fabric of the buildings in the group, as such, the interpretation and subsequent assessment of significance is based principally on that which was visible at the time of the survey. Any future programme of alterations to the building may reveal details that will alter or refine the chronology given above and the assessment of significance arrived at below.

## 7.2 The Significance of the General Wolfe Inn

7.2.1 The significance of the building is predominantly evidential, historic and aesthetic, derived from the following key characteristics:

- Retained or evidenced remains (albeit fragmentary) of a medieval building of c. mid to late 15<sup>th</sup> century origin, complete with a crown-post roof and hipped roof terminals;
- The early remains are sufficient to indicate that the building is of non-standard form consistent with a probable cross-wing that had been part of a larger building, the main range of which was subsequently removed;
- The evolution of the building from cross-wing to small 18<sup>th</sup> century house in its own right is suggested by the first northern extension (block 2), the insertion of a multi-flue chimney stack, interior modernisation and the possible addition of the northern part of the cellar;
- The two 19<sup>th</sup> century extensions to the building flanking the earlier phases of activity mark the transition of the house from its domestic origin to a public house, the tap house of a large brewery complex (the Black Eagle Brewery);
- More than 150 years of the building's function as a public house until closure in 2017; that function still evidenced by the carefully repaired external appearance of the south extension and its signage by the current owner;
- Despite the loss of the public house function, the carefully conserved external appearance allows the later history of this structure to remain visually accessible to the occupants of, and visitors to, the market town of Westerham.

7.2.2 The General Wolfe Inn is undoubtedly a significant building, its fabric and form, materials, fixtures and fittings providing substantial evidence of its origin and early development. The evidence retained within the building clearly illustrates its medieval origin; the non-standard layout, structural details and indeed, the anomalies extant in the timber frame, suggest that it had started out as a cross-wing in the second half of the 15<sup>th</sup> century.

7.2.3 The removal of the hall to which the wing had been added may have been carried out in conjunction with the first northern extension (block 2) and other interior improvements to create a building that could serve as a house in its own right. The domestic function of the building may have continued over the course of four centuries or so, before the extension and conversion undertaken by the third quarter of the 19<sup>th</sup> century to create a tap house as part of a large brewery complex (the Black Eagle Brewery).

7.2.4 The public house function lasting more than 150 years, relatively short-lived in comparison to the apparent domestic origin and development of this building.

However, the inn and its relationship with the Brewery have helped to shape the special character of the building, undoubtedly contributing to its significance.

## **8.0 THE PROPOSED ALTERATIONS**

### **8.1 Introduction**

8.1.1 This survey was commissioned to establish the origin and early development of the building to inform its future management to ensure that any proposed alterations are heritage-led, sensitive and responsive to the ongoing evolution of this significant building.

8.1.2 The following discussion addresses the proposed changes: it should be noted that some of the alterations may be undertaken in a staged approach over time rather than as a single planned building campaign. Work that may be undertaken in a phased approach includes reduction of the floor in the former trade kitchen, removal of modern applied wall finishes and the removal of most of the partition between the former trade kitchen and corridor (discussed below).

8.1.3 The following drawings prepared by Derek Salisbury show the proposed alterations:

- Dwg. 19.01/01 – Ground Floor Layout Plan
- Dwg. 19.01/02 - First Floor Layout Plan
- Dwg. 19.01/03 - Gardens
- Dwg. 19.01/04 - Bar
- Dwg. 19.01/05 – Entry/Snug
- Dwg. 19.01/06 - WCs
- Dwg. 19.01/07 - Laundry
- Dwg. 19.01/08 - Kitchen
- Dwg. 19.01/09 – Workshop/Utility
- Dwg. 19.01/10 – Staff Kitchen
- Dwg. 19.01/11 - Lounge
- Dwg. 19.01/12 – South Elevation
- Dwg. 19.01/13 – West Elevation
- Dwg. 19.01/14 – North Elevation
- Dwg. 19.01/15 – East Elevation

8.1.4 The locations of the principal changes are shown numbered on the phased plan (Appendix 2) as follows:

1. Dismantle the northwest chimney stack (approved LBC 19/019263/LBCALT) – minor alterations to buttress/plinth
2. Reinststate the external doorway to the former kitchen preparation area (block 2, east side)
3. Remove blocking and add window in east elevation to serve the lower room of block 3
4. Lower the floor in the former inn kitchen (block 2)
5. Open up wall between trade kitchen and corridor, retaining the existing door
6. Create family shower room in existing utility room (west extensions), replace door to the passage
7. Remove interior plastic wall finish within the cellar area (block 3)
8. Remove bar fittings (blocks 1 and 4)

9. Retain and improve fireplaces within blocks 1 and 4
10. Replace the doorway with new doors and window arrangement north elevation (block 3)
11. Alter close-boarded fence and replace with estate fence and low hedge on west side of property (agreed in principal with the neighbouring owners)
12. Retain hard-standing on both sides of building for parking
13. Develop green space or garden area to rear and west
14. Staff kitchen, reinstate finishes
15. Existing door to kitchen (as a fire precaution)
16. Remove plasterboard, softwood studs etc to expose chimney stack (Block 1)
17. Remove fittings in gents loo – convert to kitchen
18. Remove fittings in ladies loo – convert to kitchen
19. New supports to timbers in first floor corridor and in front of the ground floor fireplace
20. Replacement gas fired boiler
21. Partial removal of existing decking
22. Replace pantile roof over outshot (WCs)
23. Remove industrial extractor fan serving trade kitchen
24. Replacement garden store (shed)

## 8.2 Impact Assessment

8.2.1 The proposal scheme is a particularly sensitive one, responsive to the origin, form, original function and historic development of this building. The following key characteristics of the scheme are particularly positive:

- A sensitive programme of repairs to the property as a whole
- The intention to retain sufficient elements of the 20th century public house to ensure that its former function and evolution can still be read (the WC block, decking, outdoor seating, signage etc.)
- Reinstatement of blocked openings to improve light and ventilation
- Drawing upon existing door styles and window types to inform reinstated versions
- Confining the greater degree of change to the most recent phases of alterations (concrete floors, modern partitions, plaster-board)
- Taking the opportunity to reinstate historic room proportions
- Discrete and appropriate (utilitarian) improvements to fenestration and access (north elevation)
- Remove or reduce impacts or potential impacts on historic fabric through impermeable finishes (kitchen walls, concrete floors)

## 8.3 The Northwest Chimney Stack (1)

8.3.1 The northwest chimney stack, a single flue brick-built stack, awkwardly trapped between the west elevation of block 3 and the neighbouring dwelling was in a derelict state, parting with the building and creating damp issues to the inn and the neighbouring dwelling (Plate 15). The chimney stack was carefully dismantled to avoid further failure and any additional impacts that its continued failure or collapse may have on neighbouring fabric.

8.3.2 The removal of the chimney stack was approved (LBC 19/01923/LBCALT, TP-19/01922/HOUSE). It had been proposed to introduce a raking buttress: this has now

been altered to the proposed creation of a high brick plinth at ground floor level, designed to reflect the footprint of the removed chimney stack (see drawing 13: West Elevation).

- 8.3.3 The revised scheme will reference the chimney stack accurately, allowing its inclusion and form to be visually accessible as part of the overall evolution of the building in a way that could not be achieved by the addition of a raking buttress.

#### **8.4 Reinstatement External Doorway (2)**

- 8.4.1 It is proposed that the blocked doorway in the north porch on the east elevation is reinstated. The style of the new doorway has been drawn from the neighbouring *in situ* window, to be half-glazed above the lock rail, the pattern of glazing to match that of the window. The alteration is intended to introduce more light to the interior of the room and to sit well with the existing openings.

- 8.4.2 The reinstatement of the former doorway to the style suggested could be considered to be an enhancement to the external appearance of the building and to the living conditions within this long linear structure. The reinstatement can clearly be carried out without visual impact or harm to the historic fabric, its character or significance.

#### **8.5 Insert Window to Serve Lower Room (cellar) of Block 3 (3)**

- 8.5.1 The proposed window can also be considered an enhancement; the chosen location a boarded former opening that had originally served the lower floor of this part of the building (Plate 21). The proposed glazing is once again derived from the *in situ* window adjacent to the blocked opening. As for point 2 above, this reinstatement can clearly be carried out without visual impact or harm to the historic fabric, its character or significance.

#### **8.6 Reinstatement Former Trade Kitchen Floor Level (4)**

- 8.6.1 The floor on the interior of the former trade kitchen had been raised, the interior now reached by two steps leading from the corridor adjacent to the staircase (Plate 22). The existing floor is a concrete one, its removal will not impact upon the historic character or significance of the building. Indeed, the removal of a concrete floor in this building may be considered to be a substantial enhancement, removing the potential for the impervious surface to force any ground water out through the adjacent brickwork.

- 8.6.2 The plan will be to reduce the floor level of the former kitchen would impact upon the base of the southwest door. although from the available evidence, it appears that the door has already been truncated to fit the existing proportions and as such, reducing the floor level could be carried out in conjunction with extending the base of the door to fit the new opening.

- 8.6.3 The scheme has now been revised to retain the door in situ complete with a step, allowing the later inserted floor to be represented, and removing the potential for further impacts associated with altering the door to fit a taller opening.

#### **8.7 Remove part of the partition (5)**

8.7.1 It is proposed that parts of the partition separating the former trade kitchen and adjacent corridor are removed in conjunction with reducing the floor level within the room to open up that part of the building.

8.7.2 The planned removal of parts of the partition are intended to create more usable room proportions with better natural light provisions than those currently offered by the existing public house layout. The existing partition is of regular softwood stud construction with a plasterboard finish and a boarded and ledged door providing access to the former kitchen area (discussed above, Plates 22 and 23).

8.7.3 The partition may have been added with or soon after block 3 to create through-access, however, it is clear from keyhole investigations, that the fabric had been substantially altered in more recent years, perhaps in conjunction with the modern public house kitchen facilities.

8.7.4 As the stud wall was the result of modern intervention, its removal will reinstate earlier room proportions, better revealing the historic character of this part of the building at a time when the room had extended across the full width of the building.

#### **8.8 *Reinstate Former Trade Kitchen Floor Level (4) and Open Partition (5)***

8.8.1 It is proposed that the two alterations will be carried out in a staged process, the first comprising the removal of parts of the inserted partition followed at a later date by the reduction in floor level. In order to carry out the two stage process, it is proposed that a temporary balustrade is fitted in place of the removed partition in order to create a safe distinction between the higher and lower floor areas.

8.8.2 The temporary balustrade will be fully reversible, it is intended that it will be removed without undue impact to the building's structure when the work to reduce the floor level is in progress.

#### **8.9 Convert Utility to Shower room (6)**

8.9.1 The utility room to the west of block 2 is the earlier of the group on the west side of the former inn. The conversion would include replacing the existing modern door with a boarded and ledged one, albeit with a pane of obscured glass above the lock rail. The inclusion of the obscured glass is intended to facilitate borrowed light to the interior of the rooms, improving natural light without the need to insert or enlarge existing window openings, thus reducing any physical and visual impacts on the reinstatement of this building to a domestic dwelling.

8.9.2 The proposed conversion of the utility to create a shower/WC could be carried out without undue impact on the character or significance of the building.

#### **8.10 Remove Modern Wall Finishes (7)**

8.10.1 It is proposed that lining to the walls within the kitchen and storage areas are removed at a later stage in the planned improvements to this property. It is strongly recommended that the linings are removed as part of the long-term management of the General Wolfe as the potential for damp issues behind the panels could impact upon the historic fabric of the building.

8.10.2 The proposed removal of the recent wall finishes (Plate 23) will enhance the appearance of the building, removing surfaces that are clearly detrimental to the character if not the structure of the listed building.

#### **8.11 Public House Fittings (8)**

8.11.1 It is proposed that the bar, fixed benches and shelves (blocks 1 and 4) are removed as part of the reinstatement of the inn to a domestic dwelling, the function that it served for c. four centuries. The fittings are of 20<sup>th</sup> century origin, part of the 'modernisation' of the public house. The late date of insertion and functional appearance of the fittings to be removed means that the loss can be considered to be of less than substantial harm, outweighed by securing the future use of the building.

8.11.2 The careful repairs and maintenance already carried out to the exterior of the building, retaining intact the 19<sup>th</sup> century exterior of the building, including its public house signage already ensures that the later historic function of the building as an inn remains extant.

#### **8.12 Retain, repair and improve appearance of fireplaces (9)**

8.12.1 Alterations are proposed to fireplaces in blocks 1 and 4, the former is the principal 18<sup>th</sup> century multi-flue chimney stack (Plate 10). Both fireplaces had been altered during the 20<sup>th</sup> century, in both instances the alterations were intended to reduce the size of the fireplace to modernise its appearance but also and perhaps most importantly, to improve draw and to facilitate the use of coal.

8.12.2 Alterations comprise the removal of finishes that had been applied to the chimney breast within block 4, the finishes had been intended to rusticate the appearance of the fireplace, a feature of 20<sup>th</sup> century modifications to public houses.

8.12.3 For both fireplaces, it is proposed that new liner secured at top only are added, the top fixing ensuring minimal impacts on historic fabric. The 20<sup>th</sup> century hearths are proposed for alteration, replacing the current 'crazy paving' effect with brick, in a finish that will enhance and better reveal the historic fireplace.

#### **8.13 Introduce New Doorway and Window Arrangement (10)**

8.13.1 The urban constraints of the plot of land occupied by the former inn, the long linear footprint of the building and the interior organisation specific to its use as a public house has had an impact on the amount of natural light within. As such, to increase natural light to the upper room of block 3 at the north end of the building, by replacing the existing doorway with a wider modern alternative that comprised a doorway and window arrangement (Plate 25, Dwg. No. 14).

8.13.2 The new doorway and window arrangement has been designed to be utilitarian in character, intended to reference the wider industrial brewery function of the site and of course its relationship to the public house. The style of the new doorway and window arrangement is commensurate with work undertaken in still-functioning public houses, serving here as a clear reference to the historic function of the building and working in harmony with the retained (albeit reduced) decking and outdoor seating areas.

8.13.3 The north elevation, to the rear of the building, is tucked away in the walled courtyard of the property; the introduction of new glazing in this location would be discrete and

without undue visual impact, ensuring that the external appearance and character of the former public house is retained.

#### **8.14 Replace Fencing (11)**

8.14.1 The existing modern fencing to the west of the property (Plate 26) is proposed for replacement with cast iron estate fencing at the southern end in conjunction with a low hedge (no higher than 1.25 metres). The replacement of the existing fencing, particularly when considered in conjunction with the other exterior improvements (points 12 and 13 below) could be considered to be a substantial visual enhancement. The enhancements to the exterior will have a positive impact on the listed building, the long pond opposite and the conservation area as a whole.

#### **8.15 Reduce Hard Standing, Retain Parking (12)**

8.15.1 The reduction of the current hard-standing, retaining only sufficient areas for domestic car parking, will enhance the external appearance and the environment of the building and its setting.

#### **8.16 Create Green Space (13)**

8.16.1 As points 11 and 12 above, the reversal of some of the exterior alterations that have been carried out to the property in order for it to function successfully as a public house could be considered detrimental to the appearance of the listed building and its wider setting, including the Westerham Conservation Area.

8.16.2 Improvements to create a green space visible from the front will undoubtedly enhance the setting of the listed building, better revealing the features that contribute to its special character.

#### **8.17 Former staff kitchen (14)**

8.17.1 The proposed retention out of the staff kitchen and reinstatement of surface finishes will have no undue impact on the character or significance of the building.

#### **8.18 New oak door to kitchen (15)**

8.18.1 It is proposed that a new doorway is fitted to serve the kitchen in block 2. The new door will be fitted as a fire precaution measure as there is no door currently *in situ*. It is proposed that the door will be a new oak one to read clearly as an addition to the building. The style chosen will be consistent with that of the adjacent boarded and ledged bathroom door to create a clear group.

#### **8.19 Remove plasterboard, softwood studs etc to expose chimney stack (16)**

8.19.1 It is proposed that modern finishes are removed around the block 1 chimney stack to expose its fabric. The work proposed for removal comprised a high degree of 20th century material, such as plasterboard and shelving: the proposed removal will better reveal the historic chimney stack.

#### **8.20 Remove modern fittings in gents toilet (17) and ladies toilet (18)**

8.20.1 To bring the building back into use as a domestic dwelling it will be necessary to remove the redundant fittings within the toilet block (Plate 31). The single-storey lean-

to building, the result of two phases of activity will remain intact of footprint and storey height thus indicating its origin and function as ancillary to the parent building.

8.20.2 The interior fittings have been subject to modernisation and replacement over the years as one would expect for such facilities within a functioning public house (Plate 31). As such, no historic fittings of note survive and their removal will not alter the significance or special character of this important building.

**8.21 New supports to timbers in first floor corridor and in front of the ground floor fireplace (19)**

8.21.1 Areas of timber-framing require additional support comprising steel cleats at the junction of the timbers in the first floor corridor. Two posts are proposed for insertion to support the truncated beam immediately in front of the fireplace in Block 1: in that location, the timber has been cut and its ends are only lightly supported by the later stair enclosure.

8.21.2 The minimal supports proposed will strengthen the structure and ensure the survival of this important building.

**8.22 Replacement boiler (20)**

8.22.1 The boiler has been replaced, reusing the existing location, in agreement with the Local Authority.

**8.23 Partial removal of existing decking (21)**

8.23.1 It is proposed that part of the decking at the lower level on the east side of the property is removed. By retaining part of the decking the public house garden function, a modern element of the evolution of this property, will be retained to reflect its former use. The planned removal of the lower level of decking will however substantially enhance the external appearance of the property on its eastern side, and allow more of the fabric of the historic building to be revealed, thus offering a clear enhancement.

8.23.2 The proposed alterations to the decking, in conjunction with the other elements of landscaping and the overall repairs and refurbishment of the building work as a particularly positive group of changes that will enhance and better reveal the character and significance of the former General Wolfe Inn.

**8.24 Replace pantile roof over outshot (WCs, 22)**

8.24.1 The current roof cover cannot be replaced; no matching pantiles have been sourced despite efforts over the past three years. It is therefore proposed that the new roof finish is in plain clay tile, a cover that is entirely commensurate with historic buildings within the Westerham Conservation Area. Indeed, the intended alteration can be considered to be an enhancement to the external appearance of the group.

8.24.2 Other enhancements are proposed: the replacement of the concrete flaunching in lead, insulation to create a cold roof, and the opportunity to introduce ventilation tiles to vent the new kitchen and shower room facilities below.

## **8.25 Remove industrial extractor fan serving former trade kitchen (23)**

8.25.1 The removal of the extractor fan is another enhancement to the overall appearance of this building. It is proposed that a fanlight window is introduced, as the intervention into the fabric already exists and the location is discrete and concealed within the porch, no undue visual impacts are anticipated, indeed, the replacement of the industrial fan could be considered to be an enhancement.

## **8.26 Replace garden store (shed, 24)**

8.26.1 A new shed is proposed, replacing the existing shed to the rear of the property. The design (flat roof), scale and intended location to the northwest corner of the property for the new tool and machinery store is considered to be sensitive to the significance and character of this property.

## **8.27 Conclusions**

8.27.1 The proposed alterations to the building are minor and heritage-led, intended to ensure that the features that contribute to the character and significance of the building and its setting are maintained and where possible enhanced. It is clear that opportunities have been taken wherever possible to remove inappropriate materials in order to safeguard the fabric of this important building, ensuring its future survival.

8.27.2 The proposed alterations have been confined to only what is deemed necessary to bring the building back into use as a domestic dwelling: no extensive insertions or extensions have been suggested, no glazed links, or heavy-handed interior alterations intended to create large open plan areas so ubiquitous to today's planning applications.

8.27.3 The alterations discussed here are sympathetic to the origin and development of the building, in particular, to its historic and most recent use as a public house. The proposed alterations are such that the form, function and character of the property remains visually accessible and that the building retains its place in the ongoing evolution of the market town.

## **9.0 BIBLIOGRAPHY**

Martin & Martin et al. 2018 *Rural Medieval and Transitional Housing in the Eastern High Weald 1250-c.1570*

Historic England 2015, *Managing Significance in Decision-Taking in the Historic Environment*. Historic Environment Good Practice Advice in Planning: 2

Ministry of Housing, Communities & Local Government. July 2018 *National Planning Policy Framework*

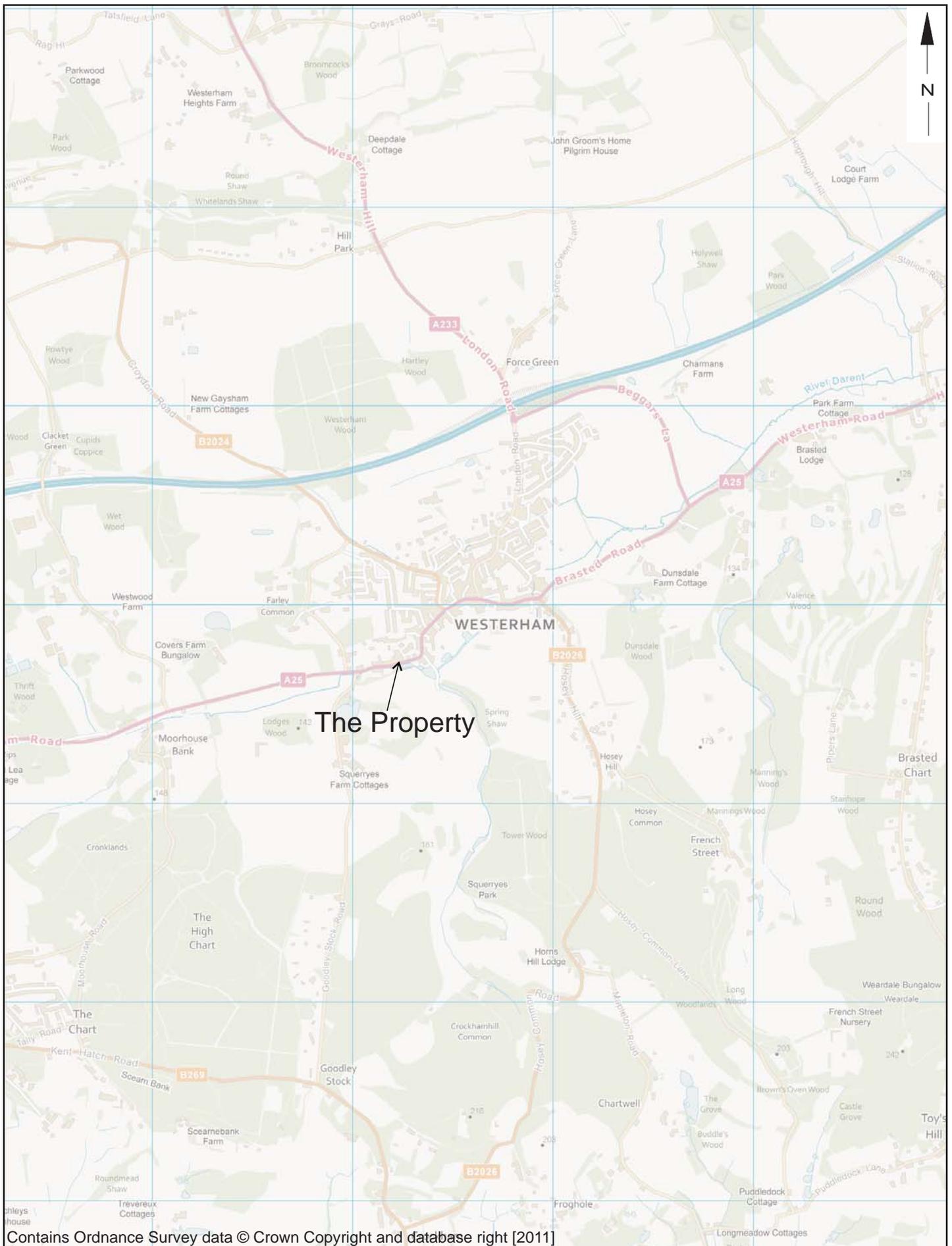
## **10.0 PURPOSE OF THIS REPORT**

10.1 The above statement and recommendations are the opinion of the author intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore, it should be emphasised that there is no

guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

## **11.0 COPYRIGHT AND DISCLAIMER**

- 11.1 This report may contain material that is not Maggie Henderson (HB Archaeology & Conservation Ltd) copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licence, but for which copyright itself is non-transferrable. You are reminded that you remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.
- 11.2 The material contained in this report was designed for an individual client and was prepared solely for the benefit of that client. The material contained in this report does not necessarily stand on its own and is not intended to nor should it, be relied upon by any third party.
- 11.3 To the fullest extent permitted by law Maggie Henderson (HB Archaeology & Conservation Ltd) will not be liable by reason of breach of contract negligence or otherwise for any loss or damage (whether direct indirect or consequential) occasioned to any person acting or omitting to act or refraining from acting in reliance upon the material contained in this report arising from or connected with any error or omission in the material contained in the report.



© HB Archaeology & Conservation Ltd		General Wolfe Inn, High St, Westerham, TN16 1RQ		Fig. 1
Project Ref: 2018356	August 2018	Property Location (NGR: TQ 44210 53720)		
Drawn by: mh				
Crown Copyright Reserved. Ordnance Survey Licence No. 100053630. No un-authorised reproduction.				



Andrews, Dury and Herbert's Map of Westerham, 1769

Hasted's Map of Westerham c. 1797

Ordnance Survey Surveyor's Draft c.1800



© HB Archaeology & Conservation Ltd  
 Project Ref: 2018356 | August 2018  
 Drawn by: mh

General Wolfe Inn, High St, Westerham, TN16 1RQ

Historic Map Extracts (enlarged)

Fig. 2

Crown Copyright Reserved. Ordnance Survey Licence No. 100053630. No un-authorised reproduction.

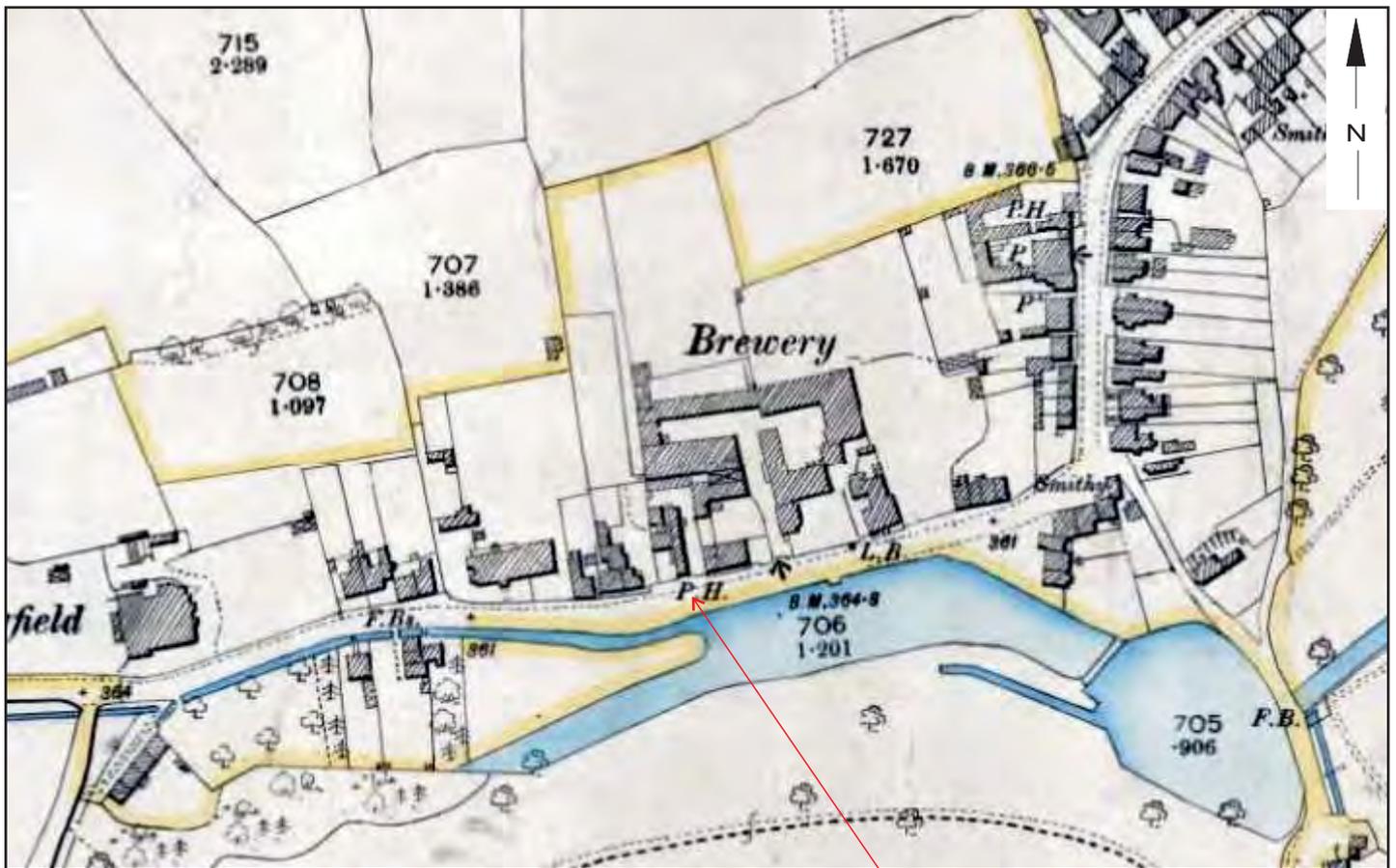


Tithe Map of Westerham, 1845

First Edition Ordnance Survey Map (6 inch), 1869



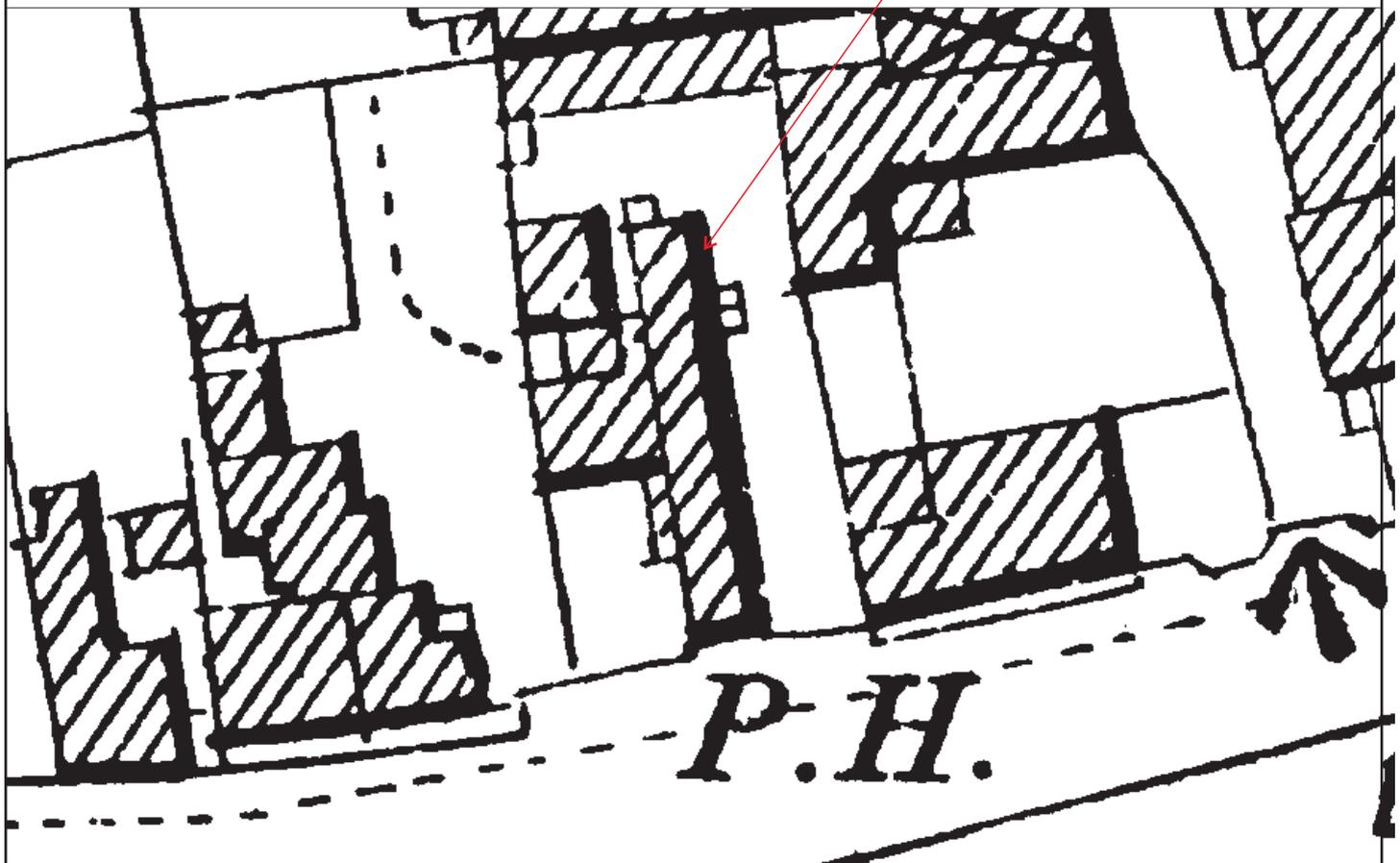
© HB Archaeology & Conservation Ltd	General Wolfe Inn, High St, Westerham, TN16 1RQ	Fig. 3
Project Ref: 2018356	August 2018	
Historic Map Extracts (enlarged)		



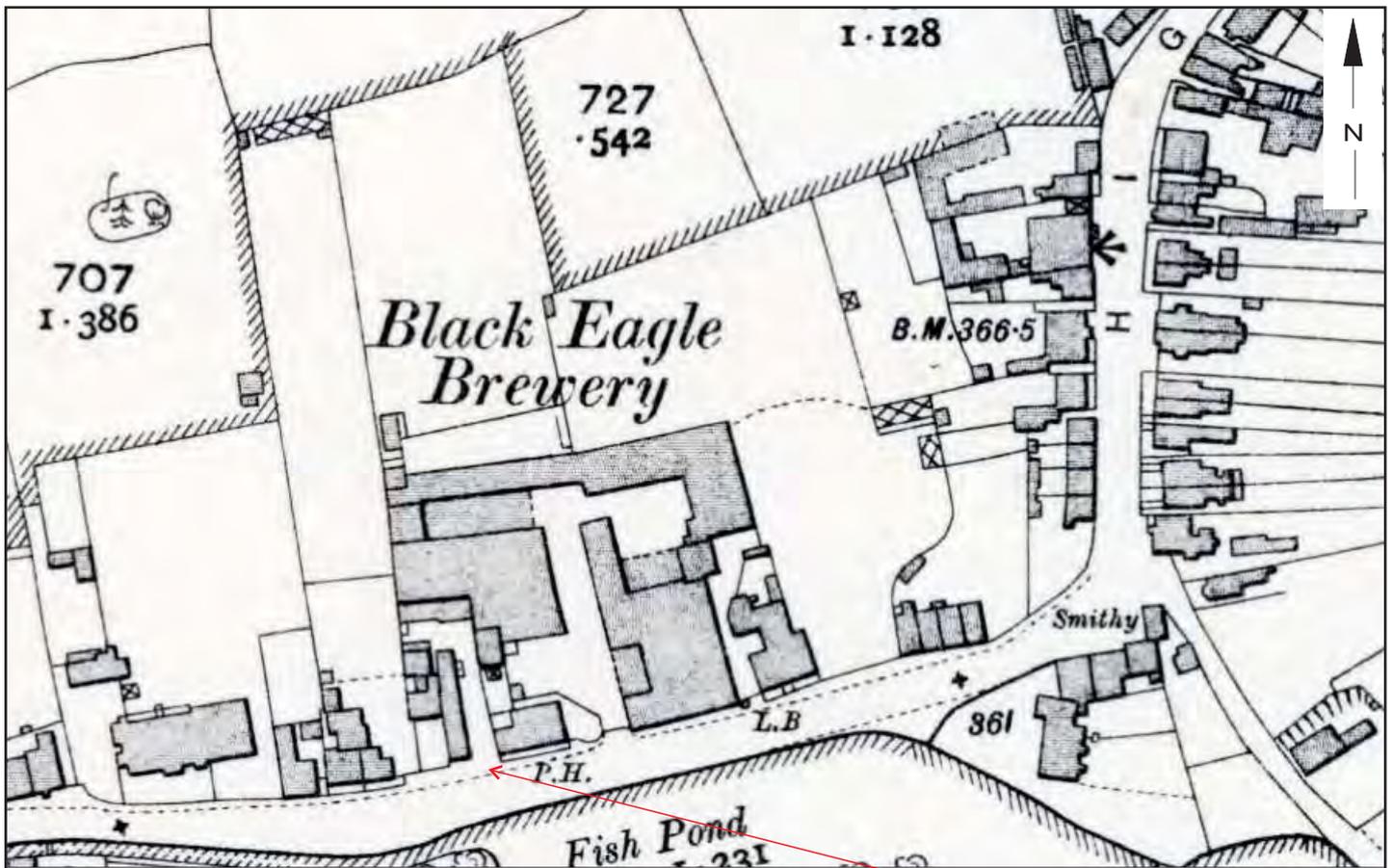
First Revision County Series (1:2500) Ordnance Survey Map 1897

The Property

Detail



© HB Archaeology & Conservation Ltd		General Wolfe Inn, High St, Westerham, TN16 1RQ	Fig. 4
Project Ref: 2018356	August 2018	Historic Map Extracts (enlarged)	
Drawn by: mh			
Crown Copyright Reserved. Ordnance Survey Licence No. 100053630. No un-authorised reproduction.			

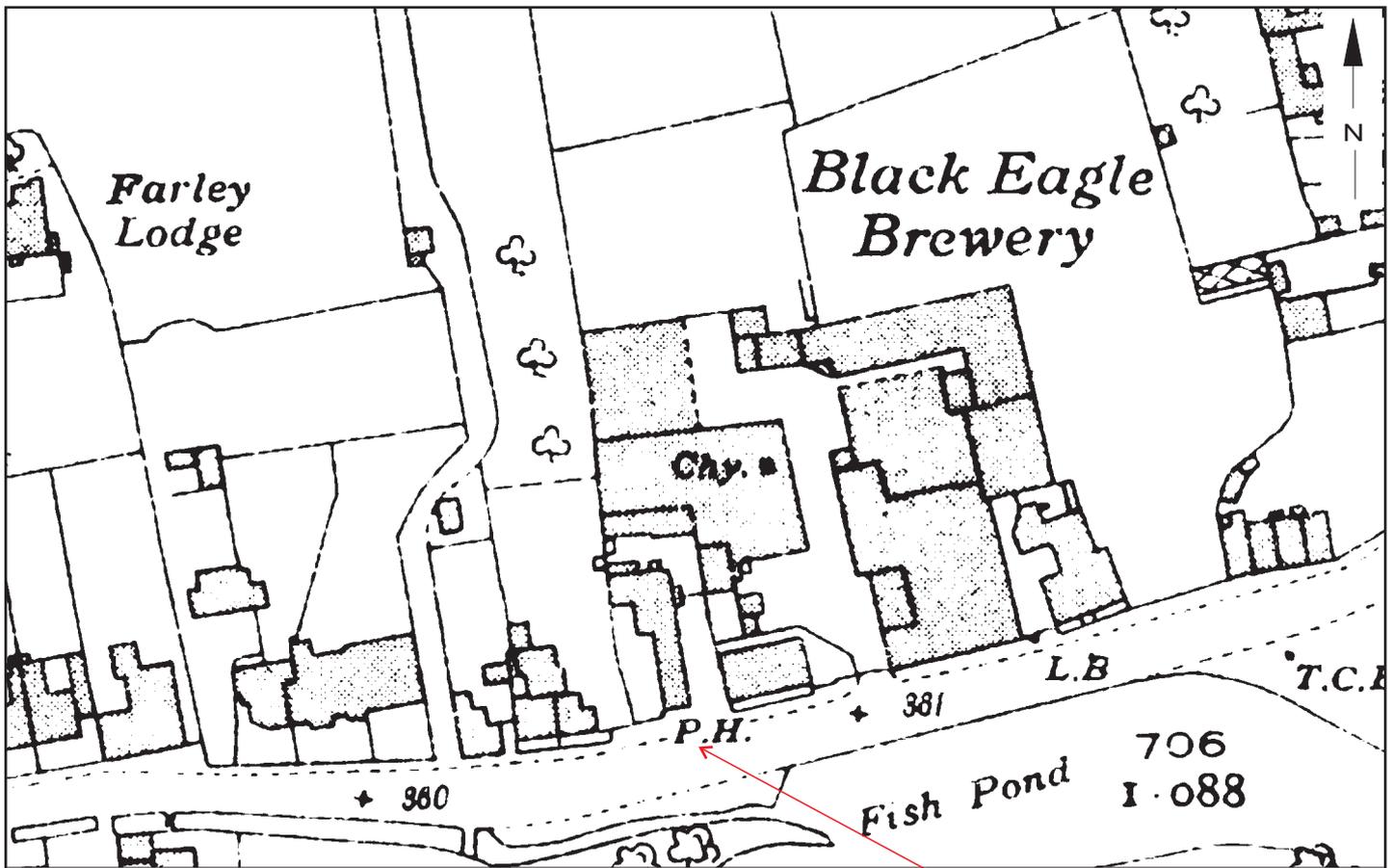


2nd Revision County Series (1:2500) Ordnance Survey Map 1907

Detail

The Property



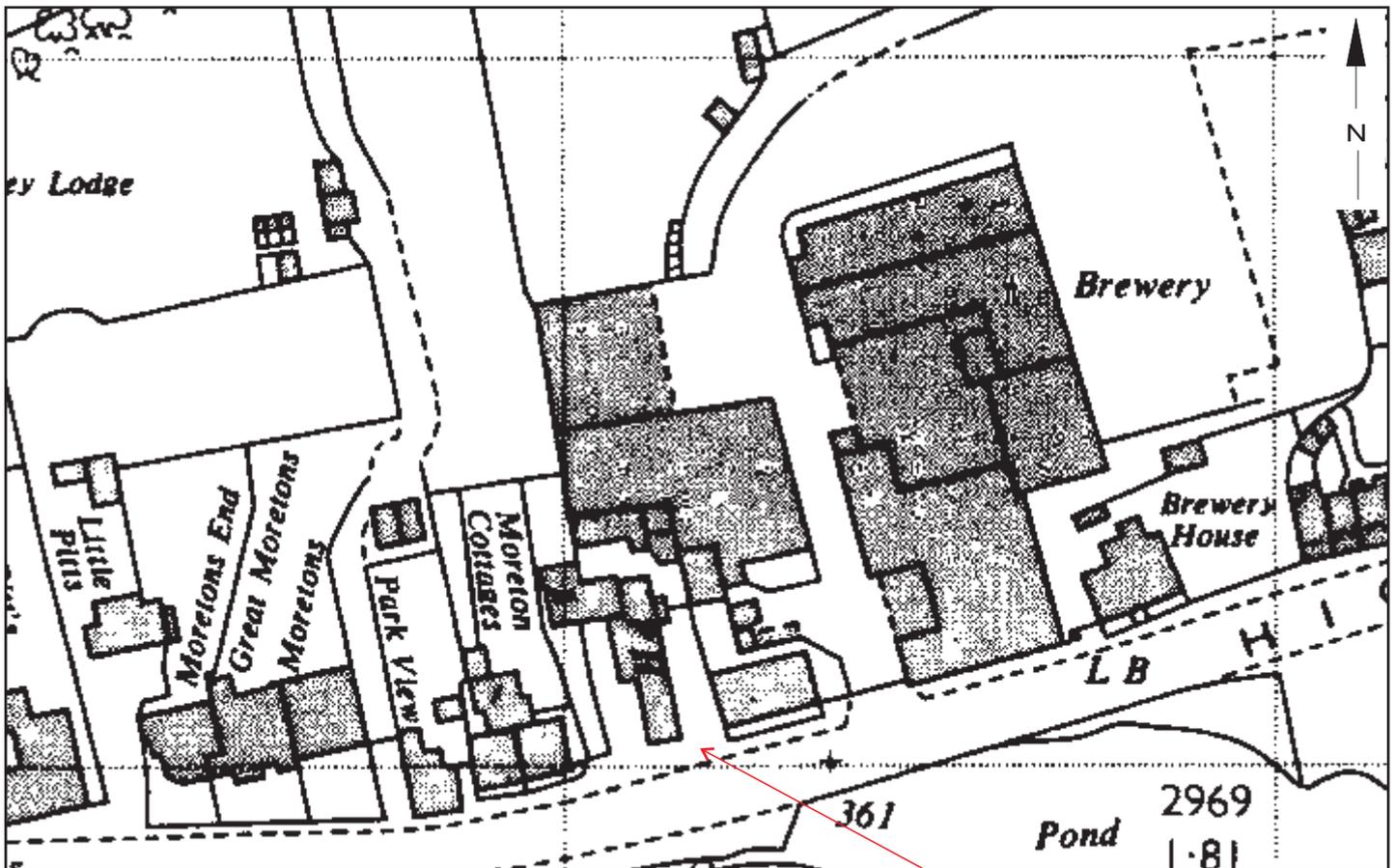


3rd Revision County Series (1:2500) Ordnance Survey Map 1936

Detail

The Property

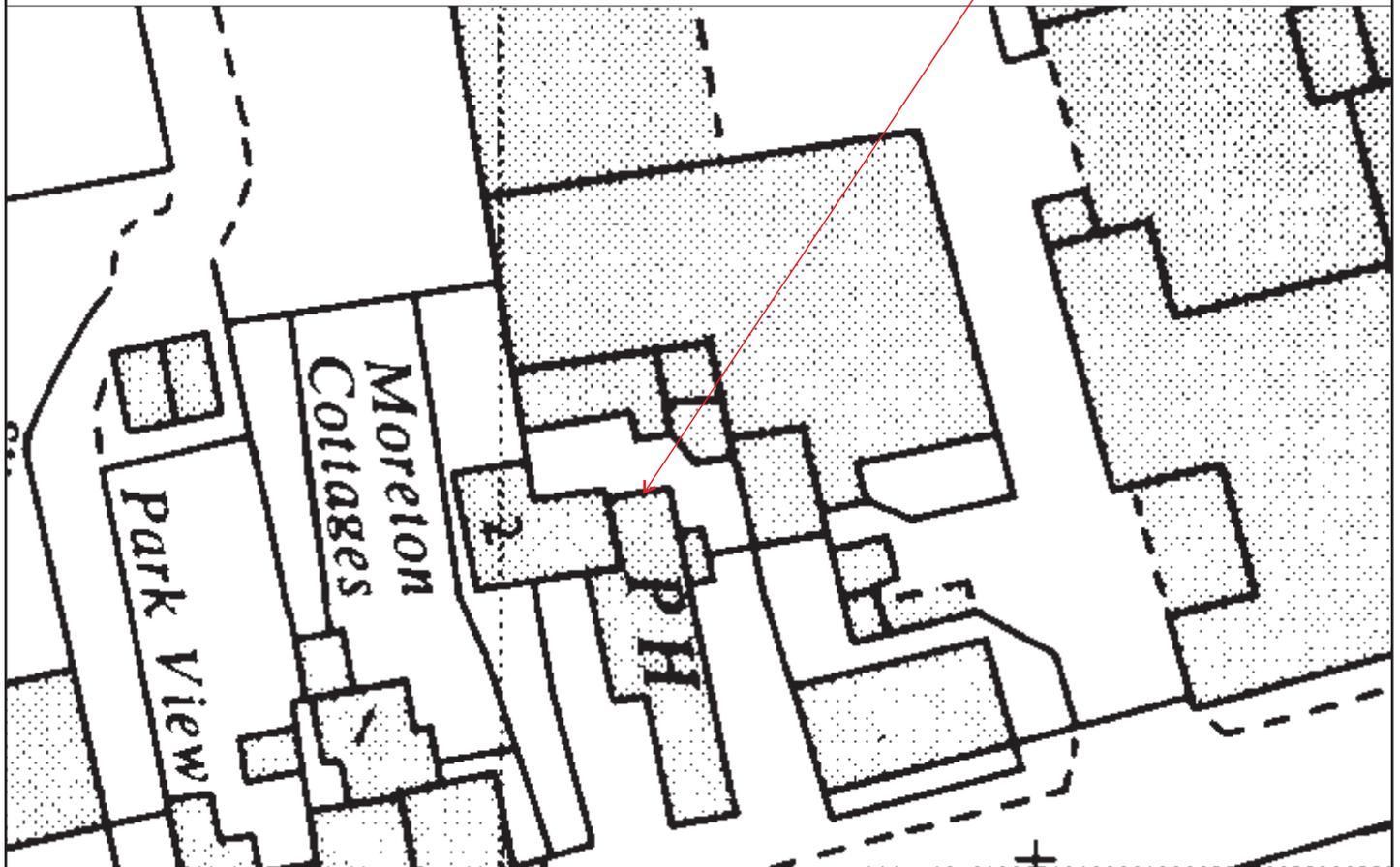


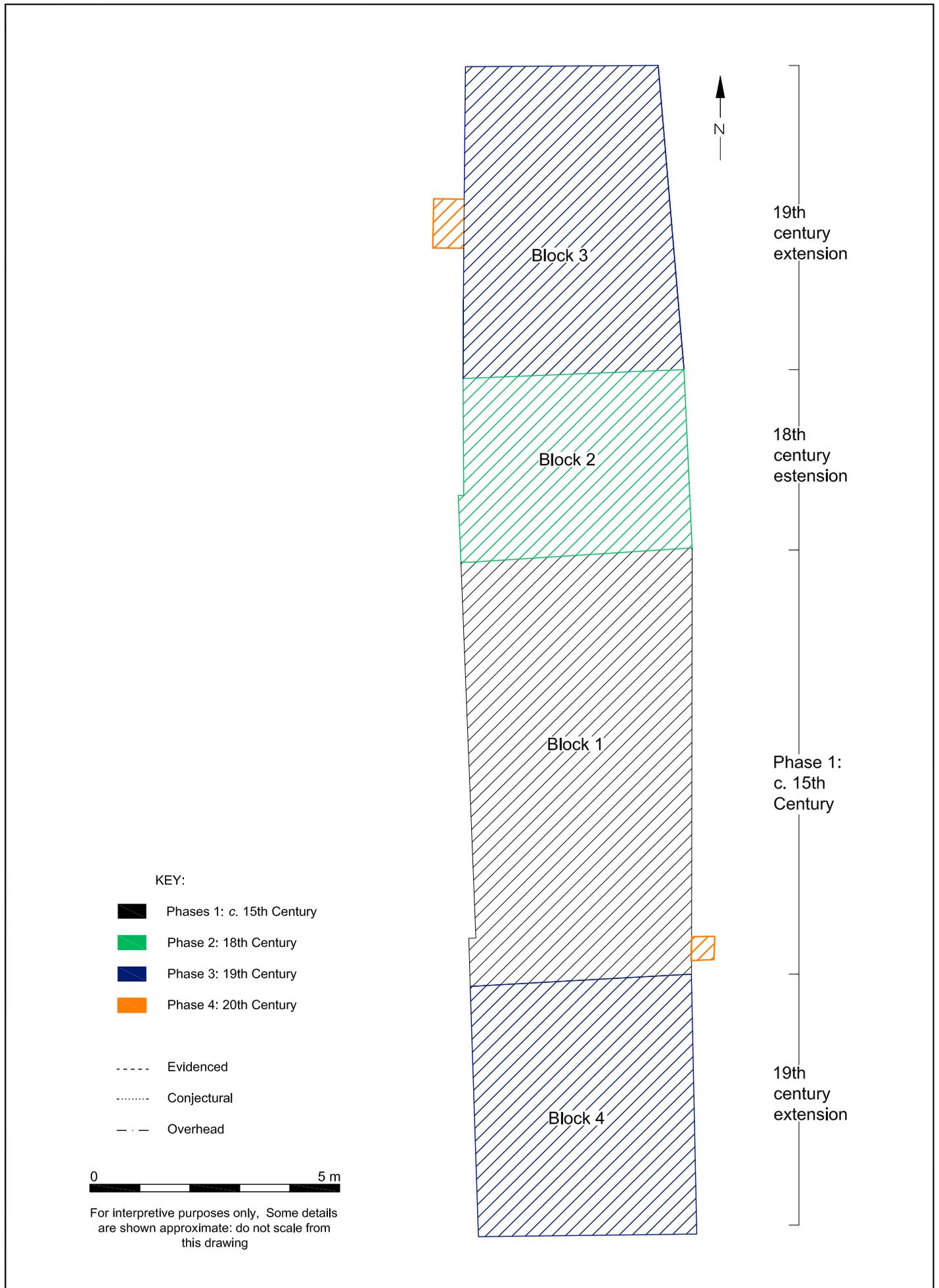


National Grid Ordnance Survey Map 1963

Detail

The Property





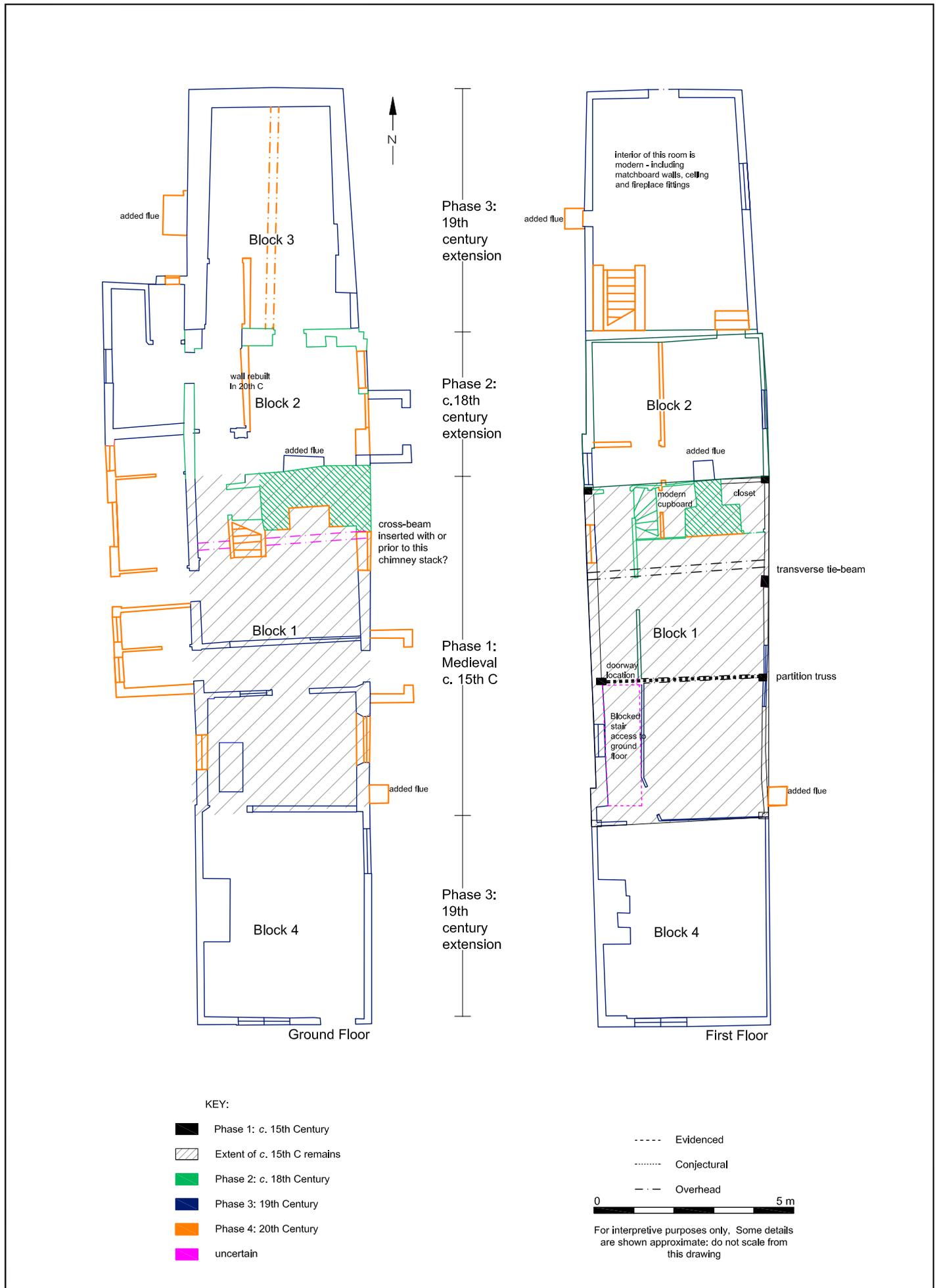




Plate 1: The phase 1 (c. 15<sup>th</sup> century) intermediate tie-beam of the open truss over the two-bay chamber



Plate 2: The north side of the eastern end of the intermediate tie-beam with dovetail to link it to the wall plate

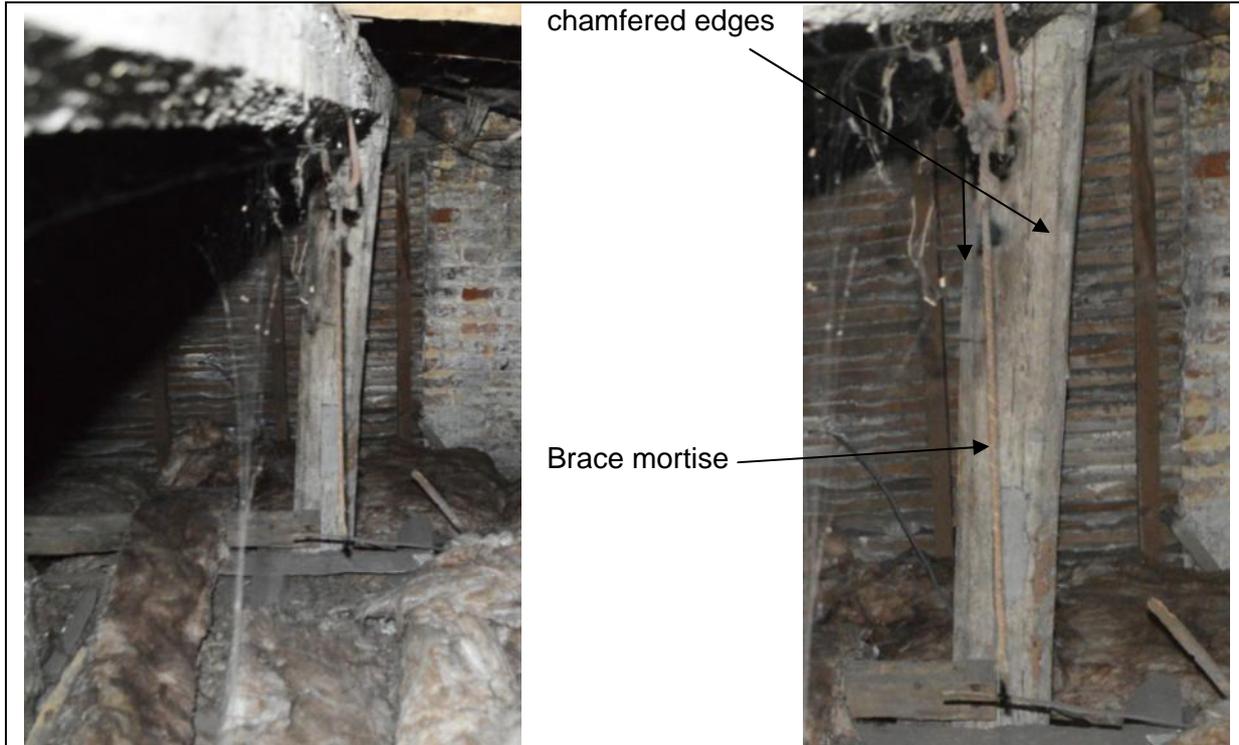


Plate 3: The decorated northern crown post of the open truss over the two-bay chamber

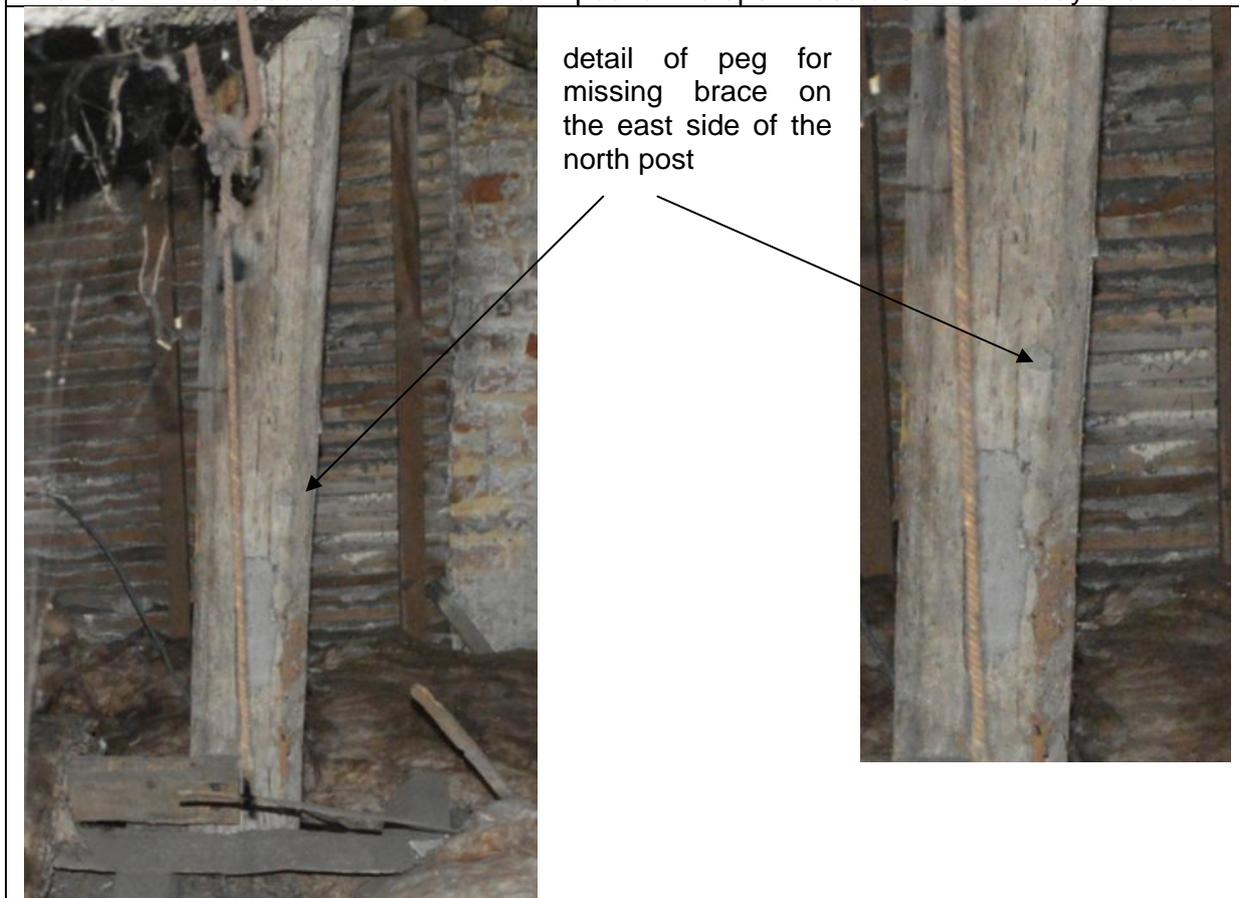


Plate 4: The north crown post – detail showing the pegs for the missing eastern brace



Plate 5: Partition truss, south crown-post



Plate 6: Principal post (east) and head-brace of the partition truss



Plate 7: Comparatively plain south crown-post with plank-like head-brace rising to the collar purlin



Plate 8: Redundant lap joint for a high-set collar indicating the former hipped southern end of the roof of the phase 1 building



Plate 9: The in situ collar below the redundant jointing for the high set collar on the same rafter (east side of roof)



Plate 10: The 18<sup>th</sup> century fireplace with its 20<sup>th</sup> century brick in-fill within the multi-flue chimney stack inserted into the phase 1 northern end bay



18<sup>th</sup> century fireplace brickwork (left) and block 2 north end wall with raking shore (right)

Plate 11: The characteristics of the 18<sup>th</sup> century brickwork



Plate 12: View from the interior of block 2's northeast room towards the lower floor of block 3



Plate 13: Interior of the lower floor of block 3 looking south to the raised floor within the northeast room of block 2



Plate 14: The modernised interior of block 3 showing the south end of the upper floor and the two staircases inserted to access the different floor levels of block 2



Plate 15: The northwest chimney stack, note the straight joint between it and the building



Plate 16: The interior finish and fireplace in the west elevation of the upper room of block 3



Plate 17: The General Wolfe Inn, south and east elevations complete with the end extensions (undated, c. late 19<sup>th</sup> or early 20<sup>th</sup> C)



Plate 18: The south elevation of the former inn, 2018



Plate 19: The existing bar in block 4, c. 1970

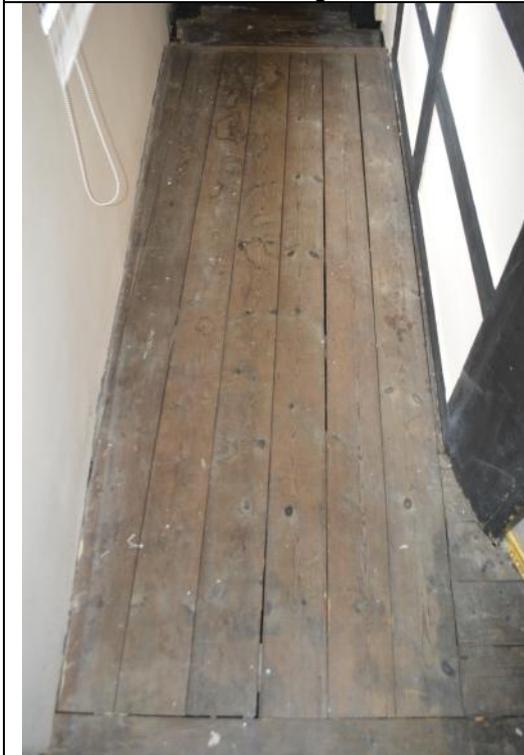


Plate 20: The corridor just north of the block 4 addition, its flooring indicative of the in-fill of a former staircase location



Plate 21: The east side of block 3, showing blocked opening to the lower floor



Plate 22: The steps leading to the raised floor in the northeast room of block 2 (looking south)



Plate 23: Applied wall finishes at the south end of block 2. Note the altered base of the boarded and ledged door to the west (right)



Plate 24: The pressure mark on the earlier matchboard wall finish at the northern end of block 4 indicating the shape and location of the c, 1970s bar



Plate 25: The north end elevation of block 3



Plate 26: The fencing on the west side of the property, proposed for replacement



Plate 27: The east side of the courtyard at the north end of the property: an opportunity for enhancement

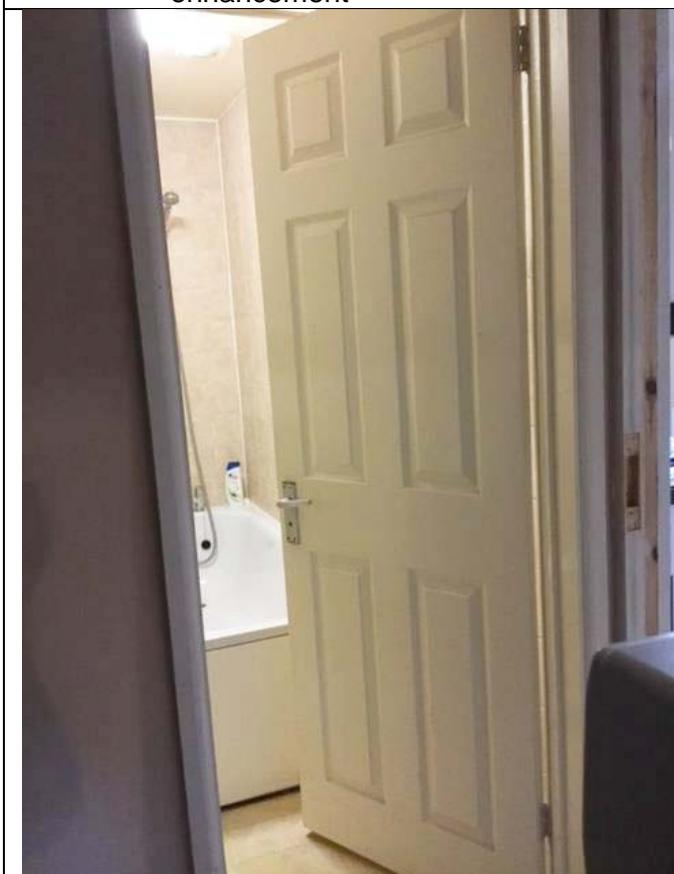


Plate 28: Modern generic faux Georgian six-panel door to first floor bathroom



Plate 29: The window in the west wall, first floor, at the north end of block 1



Plate 30: Two-light side-hung casement in west wall, first floor to the south of that proposed for replacement shown in Plate 28

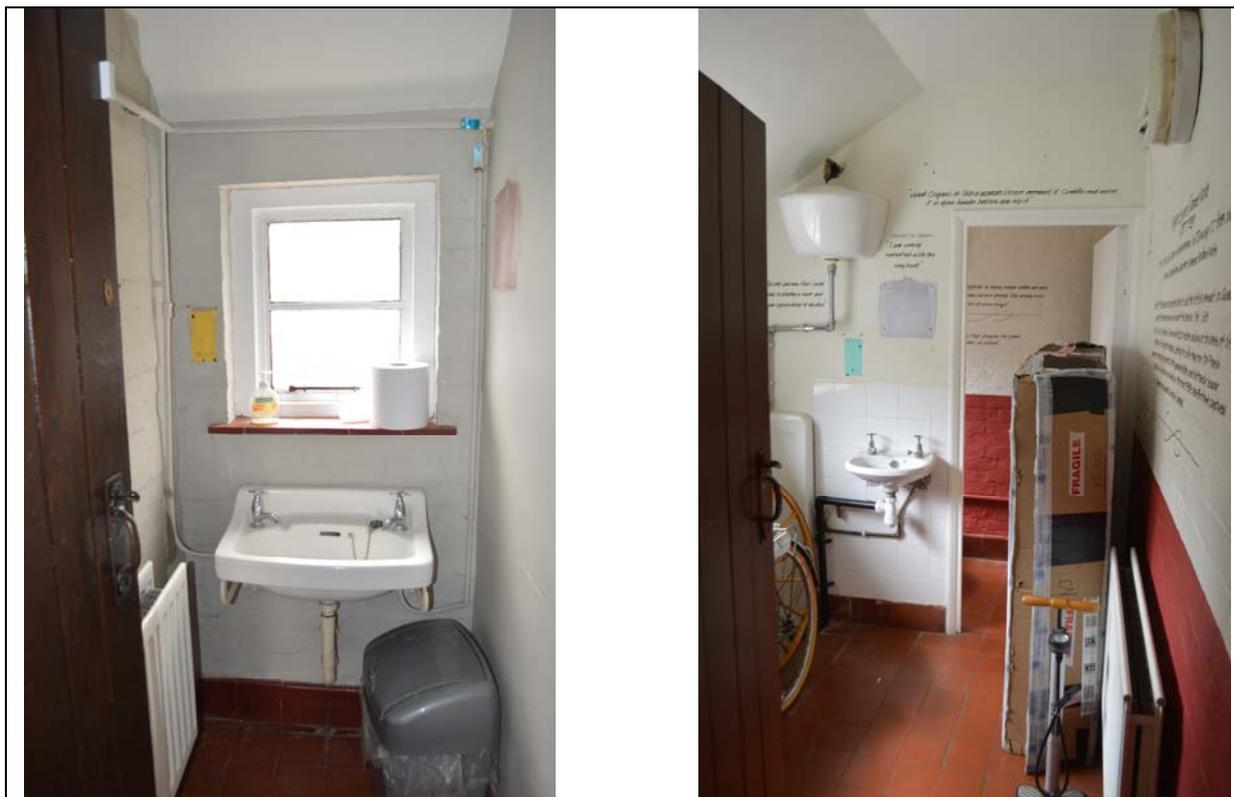


Plate 31: Modern fittings within the toilet block built against the west side of the main range

## **Appendix 1: Listing Entry Description**

Name: GENERAL WOLFE INN

List entry Number: 1244026

### **Location**

GERERAL WOLFE INN, HIGH STREET, WESTERHAM, TN16 1RQ

The building may lie within the boundary of more than one authority.

County: Kent

District: Sevenoaks

District Type: District Authority

Parish: Westerham

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-Sep-1954

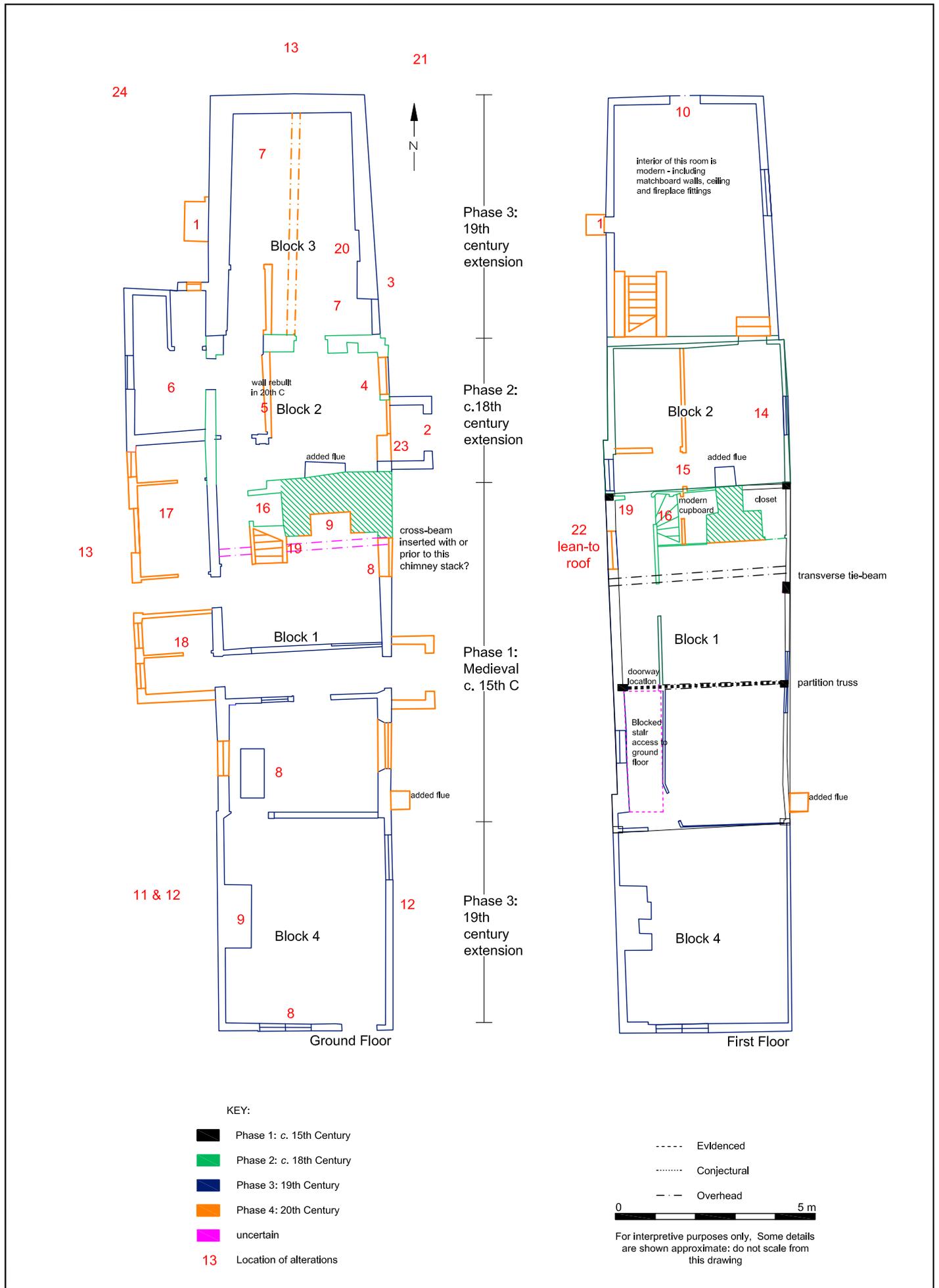
This list entry was subject to a Minor Amendment on 10/01/2017

(Formerly listed as The Wolfe Public House)

### **Details**

C16 building mostly clad in C19 weatherboarding, but back part shows exposed framing with brick filling. Long range of several builds stepped up slope, with half hipped gable end facing street. High pitched tiled roofs. Front shows two late C19 sash windows and door under gabled hood. Irregular windows and one tiled dormer on return.

Listing NGR: TQ4421053720



**HB Archaeology & Conservation Ltd**  
**hbarchaeology.com**  
**info@buildings-archaeology.co.uk**