

Peter Bell

Historic Building Consultancy

Specialist adviser in the historic built environment

Listed buildings and conservation areas: heritage planning: appeals: research: litigation:
expert witness: building recording

HERITAGE STATEMENT (and Design & Access Statement) Garage extension at Hall Place, Leigh TN11 8HH



November 2023

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1.0 INTRODUCTION & SCOPE OF REPORT

- 1.1 This Heritage Statement has been prepared by Peter Bell Historic Building Consultancy. It relates to proposals to extend the existing garage at Hall Place, Leigh which is part of a Grade II listed building.
- 1.2 The purpose of the Heritage Statement is to describe the heritage assets affected by the garage extension and to assess the impact it has on their heritage significance.
- 1.3 The Heritage Statement is written to comply with paragraph 194 of the National Planning Policy Framework 2021 (NPPF) which requires applicants to describe the significance of any heritage assets affected by proposed alterations, including any contribution made by their setting. It advises that “the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.
- 1.4 In line with paragraph 033 (ref ID 14-033-20140306) of the NPPG, the Heritage Statement and Design & Access Statement have been combined into one document. There are no access implications to the proposals and the design rationale is described in section 3.0 below.
- 1.5 The proposal lies within the Hall Place registered park and garden (Grade II*) and within the wider setting of several listed buildings. Hall Place was first listed on 8 February 1974 (list entry number 1258589), it forms part of a group with other listed buildings within the Hall Place estate which include the following:
- Walls and steps to terrace around north and east sides of Hall Place, Grade II
 - Terrace walls and gates to north-west of Hall Place, Grade II
 - Terrace walls and gates to north west of hall place, Grade II
 - Stable block to south west of Hall Place, Grade II
 - Garden walls to south of Hall Place, Grade II
 - Penshurst Lodge and gateway to Hall Place, Grade II
 - Park walls flanking Penshurst Lodge and entrance to Hall Place, Grade II
 - The Old Lodge, Grade II
 - Walls in front of the Old Lodge, Grade II
 - South wall to Hall Place park, Grade II
 - Lodge and gateway to Hall Place, Grade II

- 1.6 Statutory list entries for all of the listed buildings and the registered park and garden are attached at **appendix 1**. Part of the Hall Place estate, including the site of the proposed garage extension, also falls within the Leigh Conservation Area which was designated in 1972 and extended in 1986 and 2006, so reference has been made to the Leigh Conservation Area Appraisal published by Sevenoaks District Council in 2019.
- 1.7 The Heritage Statement should be read alongside drawings and other supporting information by Offset Architects and Kent Planning Consultancy.

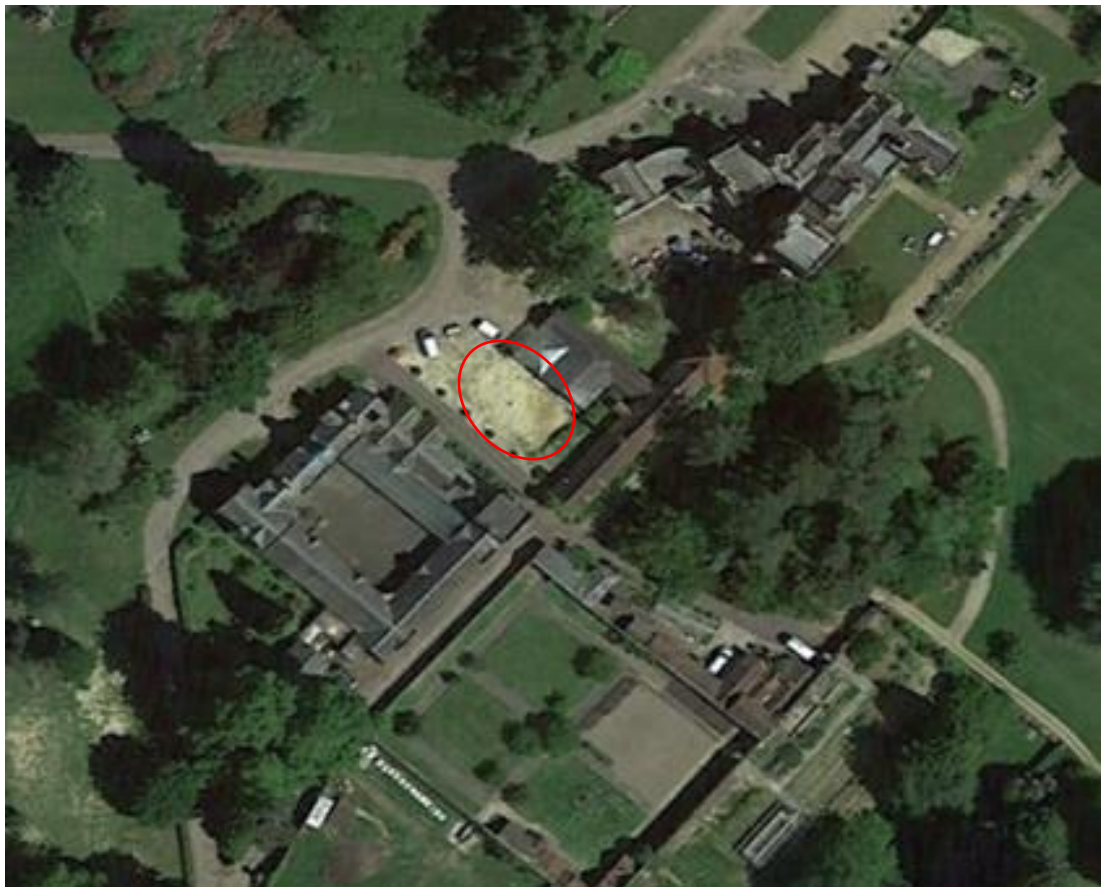


Plate 1: Aerial photograph showing the site of the proposed garage extension (Google Earth 2021)

2.0 ASSESSMENT OF SIGNIFICANCE

- 2.1 Understanding significance is the first step in establishing the extent to which a heritage asset or its setting can absorb change whilst still sustaining its character, its special interest or its cultural significance.
- 2.2 The concept of 'significance' is central to historic environment policy in the National Planning Policy Framework. It defines significance 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." In the case of Hall Place, heritage significance derives primarily, but not exclusively, from its special architectural, historic and landscape interest; it is these qualities which gave rise to its statutory listing.
- 2.3 The proposed garage is an extension to the existing garage, the peacock house and the estate office which are described below. The significance of other heritage assets in close proximity, including the house (Grade II), the stables (Grade II) and the park and garden (Grade II*) are summarised in **appendix 2**. Statutory list entries are copied at **appendix 1** and map regression included at **appendix 3**.

Description of the existing garage, the estate Office and the peacock house

- 2.4 The existing garage building is located between the house and the stable quadrangle. It was constructed in the early years of the 20th century as an extension to the mower store/donkey shed which, in turn, was an extension to the estate office and the peacock house. The development of the building is described below.
- 2.5 The Estate Office is amongst a small number of estate structures which pre-date Samuel Morley's new house of 1872. A building appears in the same position on the 1841 Tithe Commissioners' Map (**Figure 1**) but with a shorter plan and a shorter stem to the inverted 'T'.
- 2.6 By the time of the 1871 estate map and 1877 Ordnance Survey map in (**figure 2**) both the head and the stem of the inverted 'T' had been extended. The extensions included the addition of the peacock house at the north-east end and

a long thin range, the 'donkey shed' and 'mower store' to the north-west (rear) elevation with what appear to be four pens (possibly pig sties?) to its south-east.



Figure 1: 1841 Tithe Commissioners' Map showing a building with a similar footprint to the estate office prior to the addition of the peacock house, the mower store and the garage.



Figure 2: 1877 OS map showing the extended building with the peacock house to the north-east and mower store to the north-west.

2.7 The estate records include detailed plans of the building by George Devey dated 1873 (**figure 3**). The drawings, which appear to be 'as built' records, show the rooms (from east to west) as peacock house (not annotated), 'dairy/scullery', 'laundry', 'wash house' and an un-named and unheated room (possibly the estate office). They do not show anything in the position of the north range (the stem of the inverted 'T') which is difficult to explain, as there is no doubt that it existed at that time.

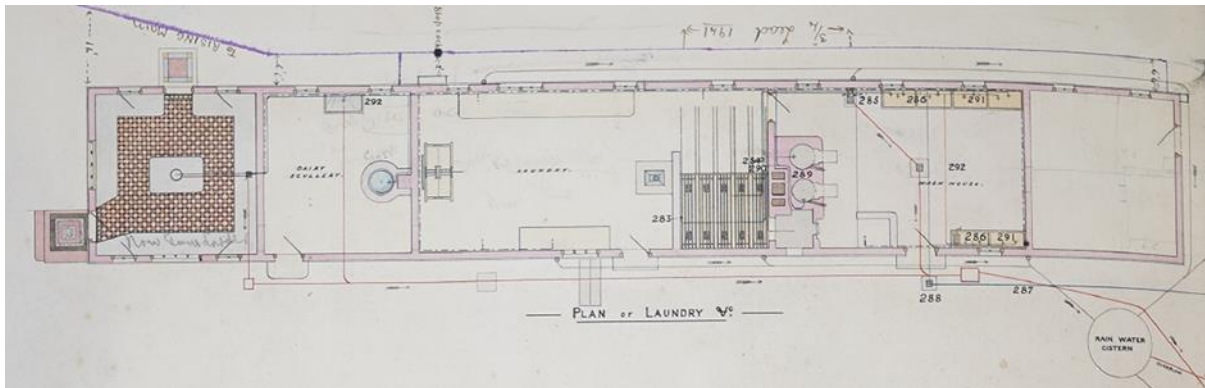


Figure 3: 1873 plans of the peacock house and estate office by G. Devey (estate records)

2.8 The north range was subsequently extended again prior to the 1907 Ordnance Survey map (**fig 4**) with a 2-bay garage. A glazed wrought-iron canopy was erected in front of the garage by the time of the 1937 Ordnance Survey map (**fig 5**) for the servicing of motor vehicles.



Fig 4: 1907 Ordnance Survey map



Fig 5: 1937 Ordnance Survey map

2.9 The main range was subsequently converted to a residential cottage during the mid-20th century but retaining the peacock house to the north-east and the estate office to the south-west. An open porch was added to the south-east elevation

(probably during the residential conversion) which post-dates the 1935 aerial photograph.

- 2.10 The building, like most of the estate buildings, is constructed of red brick with decorative diaperwork in grey headers. The roofs are of Kent peg tiles, with the exception of the north range which has a slate roof which is laid at a shallower pitch. The peacock house has a particularly steep pyramidal roof with louvered vent at the apex.



Plate 2: The Peacock House and Estate Office



Plate 3: The donkey shed and mower store (north range)



Plate 4: The pre-1871 mower store (left) pre-1907 garage and the pre-1937 wrought iron canopy (middle)

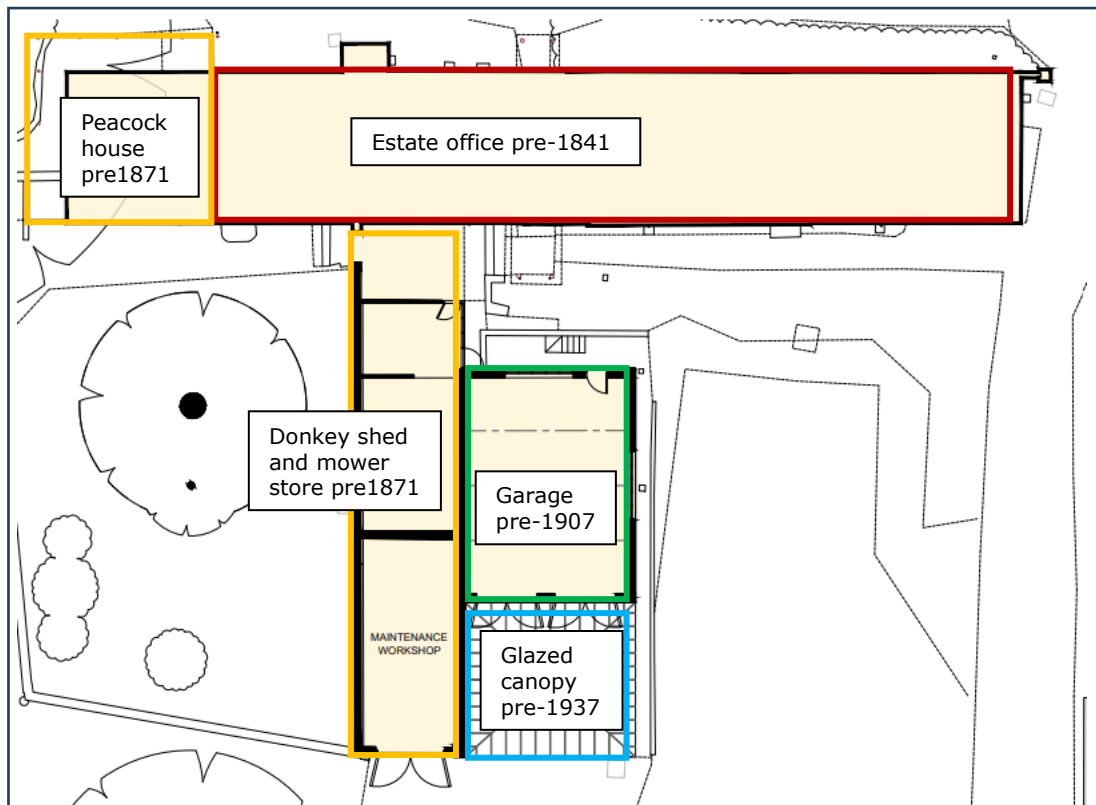


Figure 6: Existing building phasing diagram

Summary of Heritage Significance

- 2.11 The site of the proposed garage extension lies at the heart of the Hall Place service complex to the south-west of the house (Grade II). It is adjacent to the estate office (Grade II) to its south-east and the stable quadrangle (Grade II) to its south-west. The Hall Place Estate is of high heritage significance, reflected in the large number of listed buildings, the highly-graded Registered Park and Garden and its inclusion within the Leigh Conservation Area.
- 2.12 At c.1900, the existing garage is of relatively late date in relation to most of the estate buildings. Although physically connected to the estate office (via the mower store and donkey shed, the garage is of a later date and is architecturally distinct from it. Its design is more utilitarian than the other estate buildings, although it still employs characteristic architectural features such as decorative diaperwork to the brickwork.
- 2.13 The existing building has several phases of construction, consequently, much of its significance derives from its evolution, its phasing and its narrative in response to changing needs.
- 2.14 The existing building provides evidence of the transition from horse-drawn transport to early internal combustion engine transport at the turn of the 20th century.

3.0 DESCRIPTION OF THE PROPOSAL AND ASSESSMENT OF ITS HERITAGE IMPACT

Description of the proposed garage extension

- 3.1 The proposal involves an extension to the south-west of the existing garage consisting of two garages, a store and a covered area.

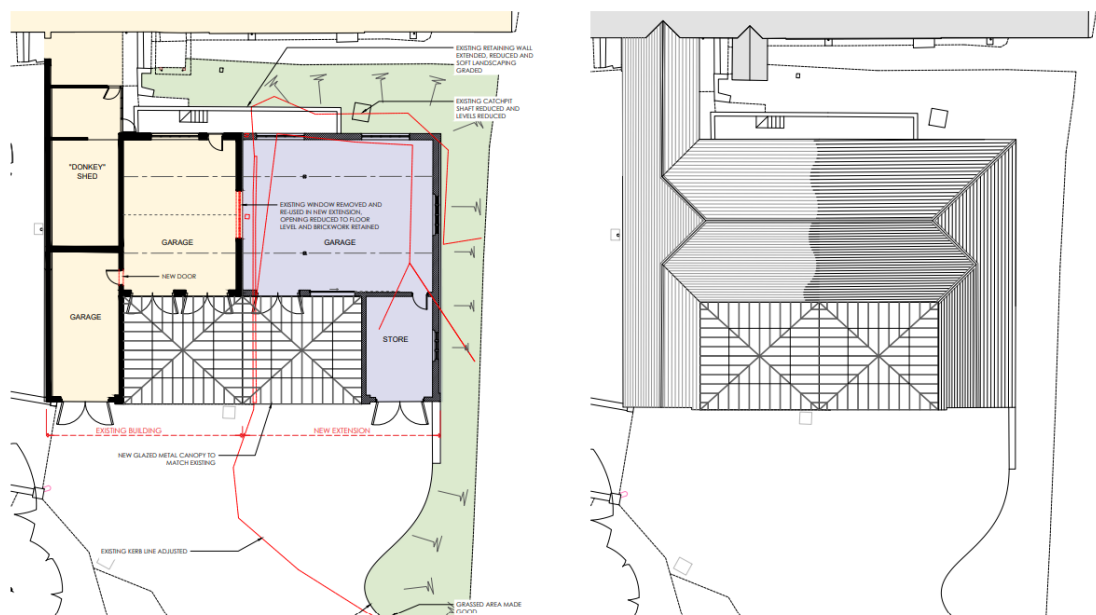
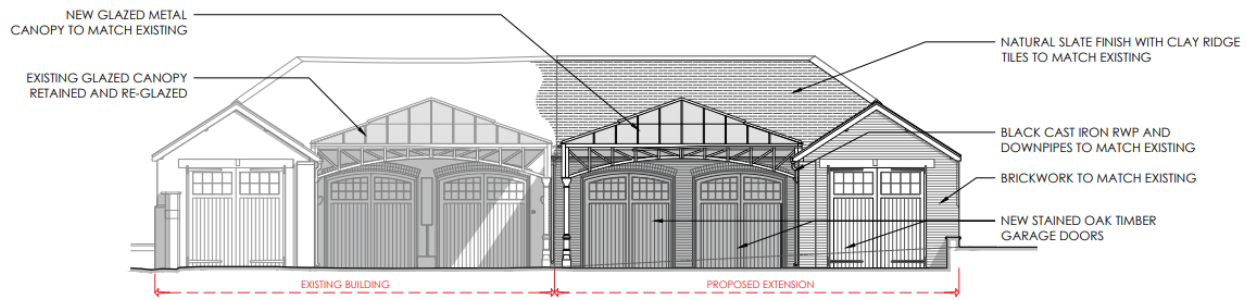
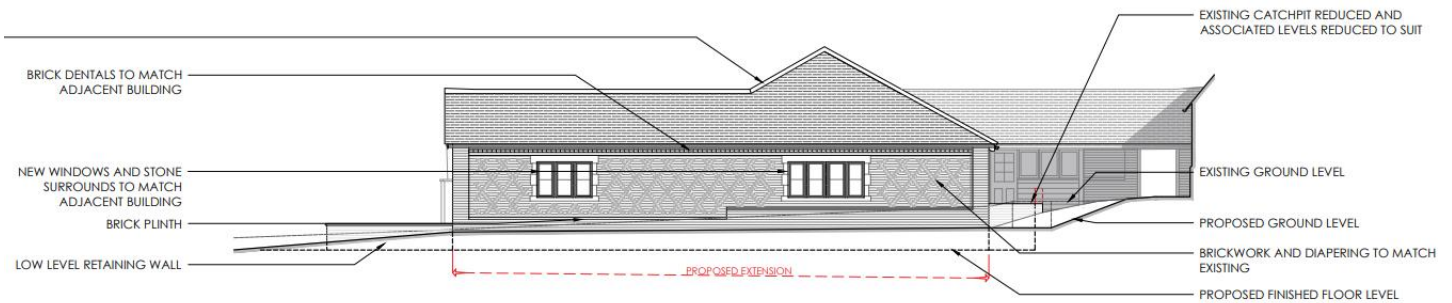


Figure 7: Proposed floor plan and proposed roof plan (Offset Architects)

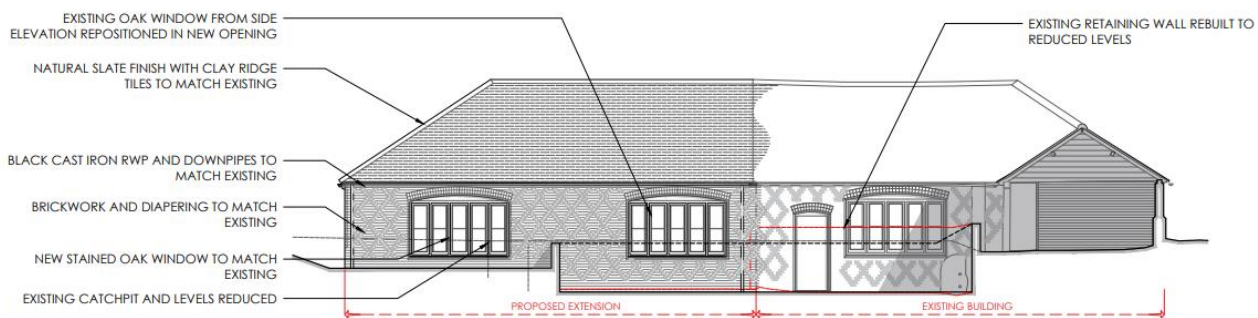
- 3.2 The design for the extension takes its cues from the existing garage. The pitched roof is a continuation of the existing garage roof and the glazed canopy a replica of the existing glazed canopy.
- 3.3 The proposed materials also replicate those of the existing garage. The walls are constructed of red brick with decorative diaperwork and the roof is of grey slate with clay hog's-back ridge and hip tiles.
- 3.4 Windows, doors, brick arches and lintels are all designed to match those of the existing garage. The only exception is the elevation facing the stable building where stone window dressings and a dentilled eaves course are designed to reflect those of the stable building.
- 3.5 The garages are approached from the existing service driveway which will be marginally extended, as shown on the drawing 8679-PD-03.
- 3.6 The extension represents a 33% increase in the floor area of the existing building.



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION

Figure 8: Proposed elevations (Offset Architects)

Heritage impact assessment

- 3.7 Local planning authorities are required to consider the impact of proposed alterations on the significance of heritage assets in order to minimise conflict between the proposals and the conservation of the heritage assets (NPPF 190). Heritage impact is defined as the impact that proposed alterations have on the significance of any heritage assets or their settings.
- 3.8 The only building which is directly affected by the current proposal is the existing garage which is connected to the estate office and peacock house which is a Grade II listed building. The setting of the stables (Grade II) and the house (grade II) are also affected, as is the Leigh Conservation Area and the Hall Place registered park and garden (grade II*). Each is assessed individually below.

Impact on the existing garage, estate office and peacock house

- 3.9 The assessment of significance describes that the existing building has several phases of construction. Much of its character derives from the narrative of its development, its phasing and its alteration in response to changing needs over time. As such, it is not a building which is particularly sensitive to further extension in response to 21st century needs which, subject to careful design, can be absorbed without compromise to its significance.
- 3.10 As a piece of contextual design, the extension complements the existing garage in its form, its materials and its architectural details.
- 3.11 The proposed extension is located to the rear of the estate office so there is no impact on its principal front elevation. It is visually separated from the earlier/original range and is significantly lower in its floor level, eaves height and ridge height. Consequently, it will appear subservient to the estate office and the peacock house.
- 3.12 Consequently, the heritage impact of the proposed garage extension on the existing garage, the estate office and the peacock house is neutral.

Impact on the stables and the house

- 3.13 The proposed garage extension will hardly be visible from the service courtyard of the house but it will be seen in views of the house on approach from the south-east. It will also be seen alongside the stable building.

3.14 Through careful design, the proposed garage will assimilate well into the setting of the various listed buildings. It will not appear over-dominant and it will not obscure any significant views.

3.15 Consequently, heritage impact on the setting of the adjacent listed buildings will be neutral or negligible.

Impact on the Leigh Conservation Area and the Registered Park and Garden

3.16 The garage extension will be visible from limited locations to the north and west within the registered park and garden and within the Leigh Conservation Area. Such views are relatively confined by tree and shrub planting and there are no significant views from the formal gardens or from the wider parkland which are affected. The proposed extension will blend seamlessly into the cluster of other larger and taller service buildings.

3.17 Consequently, heritage impact on the registered park and garden will be negligible and the special character and appearance of Leigh Conservation Area will be preserved.

Summary of heritage impact

3.18 The proposed garage extension is modest in scale and will not compete with the adjacent service buildings or the house itself. It has been designed to respond positively to its context by taking its design cues from the existing garage and the adjacent stables.

3.19 It does not adversely affect any aspect of the significant landscape or garden features and it does not detract from any significant views.

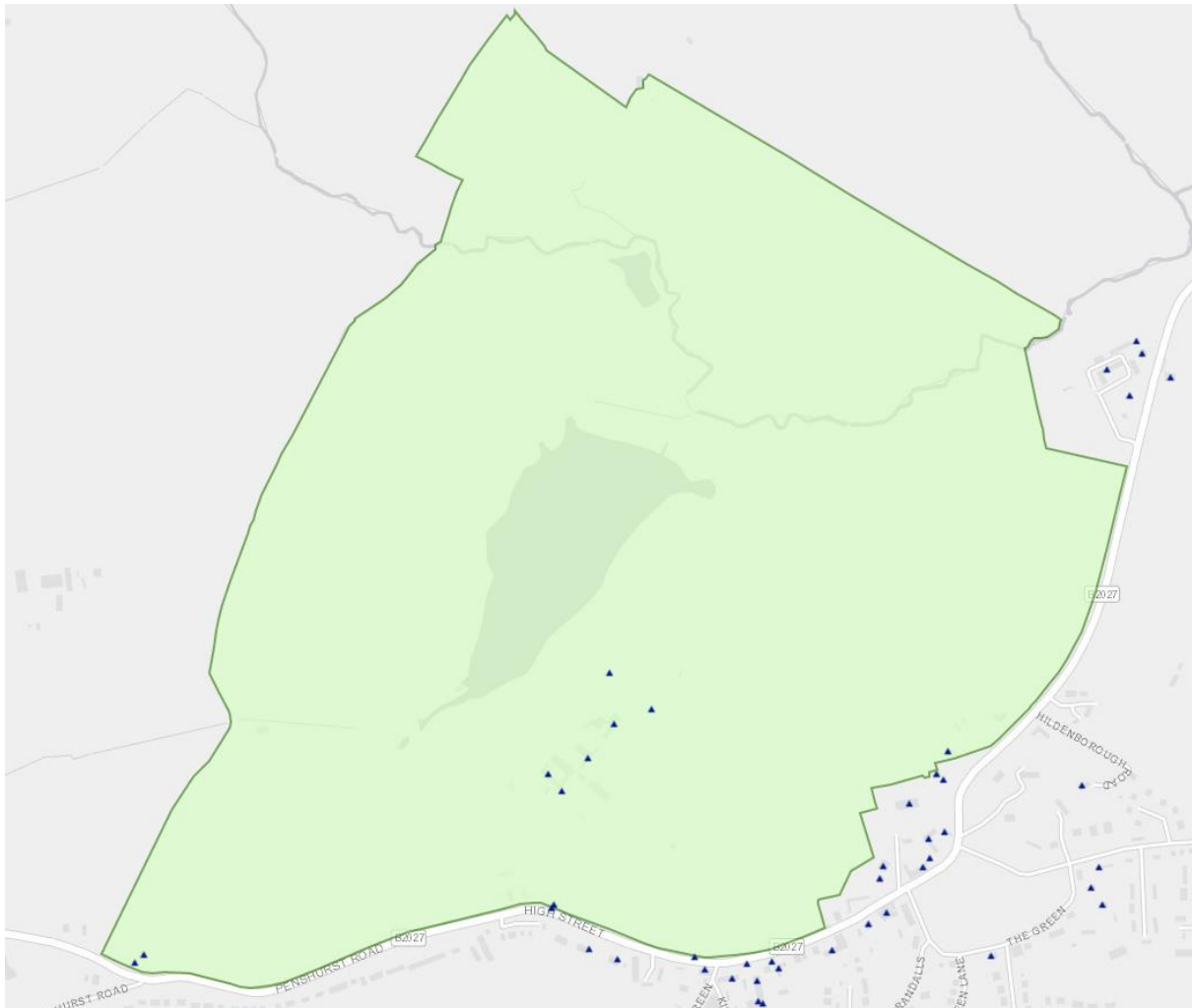
3.20 It does have the beneficial effect of providing covered and enclosed car parking which will reduce the number of cars which currently park in the area. Consequently, views of the house on approach from the south-west as well as views of the Stables, will be enhanced.

3.21 In summary, the significance of all the heritage assets and their settings will be preserved or enhanced.

4.0 SUMMARY AND CONCLUSION

- 4.1 Local planning authorities are required to consider the impact of proposed alterations on the significance of heritage assets in order to minimise conflict between the proposals and the conservation of the heritage assets (NPPF 190). Heritage impact is defined as the impact that proposed alterations have on the significance of any heritage assets or their settings. When considering potential impacts on the significance of designated heritage assets the NPPF (199) requires great weight to be given to the asset's conservation, the more important the asset the greater the weight should be.
- 4.2 Hall Place is a highly protected historic country estate with a significant number of interconnecting heritage assets. Its history dates back to at least the 16th century but many of the current buildings, gardens and parkland are attributed to Samuel Morely in the 1870s with architect George Devey and landscape designer Robert Marnock.
- 4.3 The garage extension is located amidst the other service buildings at the back of the estate office and between the existing garage and the stable quadrangle. It is relatively modest in scale and has been designed to respond positively to its architectural and historic surroundings. No significant landscape features are affected, no significant views are changed, and no significant settings are harmed.
- 4.4 Analysis of the existing building, and of the estate, reveals several phases of development, each reflecting the changing needs over time. In many respects it is the narrative of change which contributes to the significance of the heritage assets more than anything else. The current proposals are an expression of the 21st century needs of the current owners.
- 4.5 The proposals are consistent with the conservation of the listed buildings, the registered park and garden and the Leigh Conservation Area.
- 4.6 They comply with policies aimed at conserving and enhancing the historic environment contained in the NPPF, the NPPG and the adopted Local Plan. Most importantly, they comply with the statutory duties set out in Sections 16(2), 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

APPENDIX 1: LIST ENTRIES TAKEN FROM THE NATIONAL HERITAGE LIST



The map taken from The National Heritage List shows the distribution of listed buildings in the Hall Place estate (blue triangles) and the extent of the Registered Park and garden (shown in green).

HALL PLACE

Heritage Category: Listed Building
Grade: II
List Entry Number: 1258589
Date first listed: 08-Feb-1974

Location
Statutory Address: HALL PLACE, HIGH STREET Kent
County: Kent
District: Sevenoaks (District Authority)
Parish: eigh
National Grid Reference: TQ 54482 46711

Details

LEIGH 1, 5280 High Street (North Side) (off) Hall Place TQ 5446 19/672 8.2.74. II GV 2. 1871-2 by George Devey. Large mansion in Tudor style. Irregular front to lakes, much broken back and forward. 2 storeys and attics, with many gable ends; and 3-storey, battlemented square tower. Some projecting 2-storey bays, battlemented or balustraded. Red brick with large diaper of blue headers. Slated roofs with tall brick stacks of elaborate grouped shafts. Stone dressings to battlements and gable ends; and stone mullions and transoms to windows. Doors under carved stone Tudor arches. Garden front in similar style and with 5-storey balustraded square tower at left. Courtyard at south-west end screened by curved walls.

Hall Place, the terrace walls and gates to the North West, the terrace walls and steps to North-East, the Estate office and workshop block, the Stable block and the Garden walls form a group.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent, Legal

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

WALLS AND STEPS TO TERRACE AROUND NORTH AND EAST SIDES OF HALL PLACE, HIGH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1273356

Date first listed: 08-Feb-1974

Location

WALLS AND STEPS TO TERRACE AROUND NORTH AND EAST SIDES OF HALL PLACE, HIGH STREET

County: Kent

District: Sevenoaks (District Authority)

Parish: Leigh

National Grid Reference: TQ 54531 46732

Details

Walls and Steps to Terrace around North and East sides of Hall Place TQ 5446 19/674 8.2.74. II GV 2. Low, stone coped brick wall with brick quoins. Ball finials at heads of flights of low stone steps.

Hall Place, the terrace walls and gates to the North West, the terrace walls and steps to North-East, the Estate office and workshop block, the Stable block and the Garden walls form a group.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent,

TERRACE WALLS AND GATES TO NORTH WEST OF HALL PLACE, HIGH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1273234

Date first listed: 08-Feb-1974

Location

Statutory Address: TERRACE WALLS AND GATES TO NORTH WEST OF HALL PLACE, HIGH STREET

County: Kent

District: Sevenoaks (District Authority)

Parish: Leigh

National Grid Reference: TQ 54474 46777

Details

LEIGH LEIGH pEo High Street (North Side) (off) Terrace Walls and Gates to North-West of Hall Place TQ 5446 19/673 8.2.74. II GV 2. Walls surrounding wide grass terrace between house and lake. Partly of stone-coped brick, circa 1872, partly of pierced stone, probably late C19. To North large pair of gateposts with wrought iron double gates.

Hall Place, the terrace walls and gates to the North West, the terrace walls and steps to North-East, the Estate office and workshop block, the Stable block and the Garden walls form a group.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent.

ESTATE OFFICE AND WORKSHOP TO SOUTH OF HALL PLACE WITH PEACOCK HOUSE, HIGH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1273238

Date first listed: 08-Feb-1974

Location

Statutory Address: ESTATE OFFICE AND WORKSHOP TO SOUTH OF HALL PLACE WITH PEACOCK HOUSE, HIGH STREET

County: Kent

District: Sevenoaks (District Authority)

Parish: Leigh

National Grid Reference: TQ 54449 46664

Details

Estate office and workshop to South of Hall Place, with Peacock House TQ 5446 19/675 8.2.74. II GV 2. Long I-storey range of red brick with diaper of blue headers. High pitched tiled roof with tall chimneys. North end pavilion, with pyramidal tiled roof, central louvred peak and loggias on 2 sides, is the peacock house.

Hall Place, the terrace walls and gates to the North West, the terrace walls and steps to North-East, the Estate office and workshop block, the Stable block and the Garden walls form a group.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent,

STABLE BLOCK TO SOUTH WEST OF HALL PLACE, HIGH STREET

Heritage Category: Listed Building
Grade: II
List Entry Number: 1258590
Date first listed: 08-Feb-1974

Location

Statutory Address: STABLE BLOCK TO SOUTH WEST OF HALL PLACE, HIGH STREET
County: Kent
District: Sevenoaks (District Authority)
Parish: Leigh
National Grid Reference: TQ 54397 46642

Details

Stable Block to South-West of Hall Place TQ 5446 19/676 8.2.74. II GV 2. Square building of 1872's (on datestone) surrounding cobbled courtyard. Now partly garages and storerooms, partly residential. 2-storey square tower at East angle, otherwise 1 storey and attics. High pitched roof of large slates. Red brick with diaper of blue headers, stone dressings. Glazed loggia on cast-iron frame along North-East side of courtyard. Large courtyard entrance under 4-centred arch. Tall wood cupola above with clock, copper dome and vane.

Hall Place, the terrace walls and gates to the North West, the terrace walls and steps to North-East, the Estate office and workshop block, the Stable block and the Garden walls form a group.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent,

GARDEN WALLS TO SOUTH OF HALL PLACE, HIGH STREET

Heritage Category: Listed Building
Grade: II
List Entry Number: 1258898
Date first listed: 08-Feb-1974

Location

Statutory Address: GARDEN WALLS TO SOUTH OF HALL PLACE, HIGH STREET
County: Kent
District: Sevenoaks (District Authority)
Parish: Leigh
National Grid Reference: TQ 54416 46620

Details

Garden Walls to South of Hall Place TQ 5446 19/677 8.2.74. II GV 2. Circa 1872. Tall walls of diapered brick, with stone coping, to north-east, south-east and south-west of garden. To north-west lower, plain wall. To east of eastern angle of garden a stretch of diapered wall with battlements. Ball finials on stone coping. Wall rises to gable over gateway.

Hall Place, the terrace walls and gates to the North West, the terrace walls and steps to

North-East, the Estate office and workshop block, the Stable block and the Garden walls form a group.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent,

PENSHURST LODGE AND GATEWAY TO HALL PLACE, PENSHURST ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1273361

Date first listed: 16-Jan-1975

Location

Statutory Address: PENSHURST LODGE AND GATEWAY TO HALL PLACE, PENSHURST ROAD

County: Kent

District: Sevenoaks (District Authority)

Parish: Leigh

National Grid Reference: TQ 53871 46388

Details

LEIGH LEIGH 1. 5280 Penshurst Road (North Side) Penshurst Lodge and Gateway to Hall place TQ 54 NW 50/706 II GV 2. Circa 1870 by George Devey. Length of high wall, red brick with diaper of blue headers, stepped up in centre and crowned by 3-layered stone coping. Large double gate beneath of wood with cusped tracery having fleur de lys headed wrought iron posts in spaces. Smaller, similar side gate, both in stone Tudor arches with carved spandrels. Wall continues north-westwards to become front wall of 1-storey-and-attic lodge with gable ended 1-window side to road. Fairly high pitched tiled roofs with 2 pairs of tall octagonal chimney shafts, many-planed cornices. Stone coped gable end with roll moulding running into top moulding of screen wall. Stone quoins and dressings to 5-light mullioned casement windows.

Penshurst Lodge and Park Walls form a group.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent,

PARK WALLS FLANKING PENSHURST LODGE AND ENTRANCE TO HALL PLACE, PENSHURST ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1258958

Date first listed: 16-Jan-1975

Location

Statutory Address:

PARK WALLS FLANKING PENSHURST LODGE AND ENTRANCE TO HALL PLACE, PENSHURST ROAD

County: Kent

District: Sevenoaks (District Authority)

Parish: Leigh
National Grid Reference: TQ 53859 46378

Details

LEIGH LEIGH 1. 5280 Penshurst Road (North Side) Park Walls flanking Penshurst Lodge and entrance to Hall Place TQ 54 NW 50/707 II GV 2. At left of lodge a low, blue-diapered red brick wall with stone coping curves round to join road. Shorter similar piece at right of entrance screen wall. Penshurst Lodge and Park Walls form a group.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent,

THE OLD LODGE, HIGH STREET

Heritage Category: Listed Building
Grade: II
List Entry Number: 1273355
Date first listed: 16-Jan-1975

Location

Statutory Address: THE OLD LODGE, HIGH STREET
County: Kent
District: Sevenoaks (District Authority)
Parish: Leigh
National Grid Reference: TQ 54410 46471

Details

The Old Lodge TQ 5446 19/670 II 2. Tall, narrow, 2-storey building of mid C19 by George Devey. High pitched slated roofs with swept eaves. Projecting octagonal turret with pointed roof. Deep coved eaves soffit. Red brick with diaper of blue headers. Stone dressings including carved band above 1st floor windows in turret; and window surrounds and mullions. Fancy leaded casements, some with 4-centred heads.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent,

LODGE AND GATEWAY TO HALL PLACE, HILDENBOROUGH ROAD

Heritage Category: Listed Building
Grade: II
List Entry Number: 1258948
Date first listed: 16-Jan-1975

Location

Statutory Address: LODGE AND GATEWAY TO HALL PLACE, HILDENBOROUGH ROAD
County: Kent
District: Sevenoaks (District Authority)
Parish: Leigh
National Grid Reference: TQ 54911 46658

Details

LEIGH 1. 5280 Hildenborough Road (West Side) Lodge and Gateway to Hall Place TQ 5446 19/703 II GV 2. Mid C19 by George Devey. Lodge of 2 storeys and attic, 2 windows, the left bay projecting at an angle. High pitched roof of graduated slates. Stone-coped gable ends with quasi-croquets and large kneelers supporting gabled coping ends. 2 tall, battlemented chimneys, one of stone, one of stone-quoined brick. Stone coved eaves cornice. Red brick walls with large diaper of blue headers. Stone quoins and window dressings. 2 and 3-light casements, upper ones with Tudor heads, lower ones with transoms. Fancy glazing. Stone hoodmoulds. Left windows in canted bay rising to form balcony for attic window, screen wall to right with raised centre part. False stone battlements hold carved symbols. Large double gate beneath of wood with cusped tracery having fleur-de-Lys headed wrought-iron posts in spaces. Similar small single gate at left. Both in Tudor arches with carved spandrels.

East Lodge, the Lodge and gateway to Hall Place, the wall and Lych Gate to the Church, and the Church of St Mary form a group.

Sources

Register of Parks and Gardens of Special Historic Interest in England, Part 24 Kent,

HALL PLACE

Heritage Category: Park and Garden

Grade: II*

List Entry Number: 1000934

Date first listed: 01-May-1986

Location

County: Kent

District: Sevenoaks (District Authority)

Parish: Leigh

National Grid Reference: TQ 54483 46991

Details

A late C19 formal, terraced garden with an adjoining ornamentally planted lake, laid out on the site of earlier formal gardens by the architect George Devey and set in a park of C18 origin with additional C19 planting.

HISTORIC DEVELOPMENT

Hall Place formed part of the manor of Hollenden until it was conveyed by Henry VIII to William Waller, passing from him to his son Richard and gaining the name of Hall Place at about the same time. The estate passed through the hands of a number of owners including those of Robert Burges who rebuilt the house before his death in 1794. During the late C19, the estate was owned by Samuel Hope Morley MP, for whom the architect George Devey built the present house in 1870-2 on an adjacent site and enlarged and laid out the gardens. The estate passed to the descendants of Samuel Hope Morley and remains (1998) in private hands.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Hall Place is situated in the Medway valley, c 4km west of Tonbridge on the B2027 and on the north-west side of the

village of Leigh. The 100ha registered site, which comprises c 15ha of formal and informal gardens and c 85ha of surrounding parkland and woodland, lies on level ground which rises gently towards the north-west. The southern boundary is enclosed from the B2027 and village housing by close-boarded fencing along the western half and by a high wall of red brick with blue-brick diapers on a stone plinth (listed grade II) along the remainder as far as St Mary's church. North-east of the church, a low stone wall encloses the site from the road and from open farmland to the south-east while to the west, north, and north-west, agricultural fencing marks the boundary with a landscape of wooded farmland beyond.

ENTRANCES AND APPROACHES The site is approached from the B2027, at the western end of Leigh High Street. A gravelled drive enters between the walled gardens of an adjacent cottage and lodge (listed grade II), the eastern one, known as Old Lodge, built of red brick with diapers in blue brick and with a projecting octagonal turret and high pitched roofs with swept eaves. Old Lodge, which is shown as a lodge in 1871 (OS), is by George Devey, his work dating from the later C19. The drive, which formed the service route to the former house (OS 1871), bears northwards, passes around the west side of the stable block and enters the rectangular forecourt on the north-west, entrance front of the house. The forecourt is constructed as a raised terrace which is laid to lawn and gravel and enclosed by walls to the north-east and south-west and from which steps lead down to lawns and the lake on the north-west side (ensemble designed by George Devey in 1870-2, listed grade II). From wrought-iron gates hung on stone gate piers in the north-east wall, a further drive, lined by a number of mature oaks, loops north-eastwards into the park then runs 400m south-east to East or Leigh Lodge (listed grade II) on the B2027. Another of Devey's lodges built of red and blue brick, it has an extended screen wall to the north with an arch and a pair of timber gates. This eastern drive, and a further one from Penshurst Lodge West Lodge on OS (Devey, listed grade II) at the western corner of the site, which is partly overgrown and not now (1998) in use, were laid out in the late C19 to serve the new house.

PRINCIPAL BUILDING Hall Place (listed grade II) stands on slightly raised ground, south of the centre of its park and with views south-eastwards over the park and north-westwards over the lake. It is a large mansion of two storeys with an attic and many gabled ends, built in the Tudor style of red brick with large diapers in blue headers and with a three-storey battlemented square tower. Built in 1870-2 by the architect George Devey (1820-86), it replaced the former house of 1794 which stood some 60m to the south-east, on the site of the present lawn, and which was demolished soon after 1870 (it is shown on the OS 1st edition). The northern portion suffered fire damage in 1940 and was considerably reduced in size in 1975-6. The surviving walls of this wing now (1998) form the setting for an enclosed paved and shrub-planted garden.

To the immediate south-west, a single-storey red-brick range forms an estate office and workshop with, at its northern end, a brick pavilion with a pyramidal tiled roof which is a former Peacock House (both listed grade II). South-west again and adjacent stands the stable range (listed grade II), a single-storey block with attic which forms a complete courtyard and which has a two-storey tower at its eastern angle. Built by Devey in 1870-2 of matching red brick with blue diapers, it is now (1998) converted to residential, garage, and storage use.

GARDENS AND PLEASURE GROUNDS The formal gardens lie to the north-east and south-east of the house and are enclosed from the park on both these sides by a brick ha-ha wall topped by a balustrade, the south-eastern length of which is shown established as the garden boundary in 1871 (OS). The raised, entrance front terrace continues around the north-east and south-east fronts where it is laid out to lawn, borders, and a broad

gravelled walk. Steps lead from the south-east terrace down onto the principal lawn. This extends 100m south-east to the ha-ha and is framed with specimen trees of mixed ages and species, gravelled paths, and rhododendron shrubbery. From the north-east terrace, steps each end lead north-eastwards down into a rectangular garden aligned on the house. This is enclosed by clipped yew hedges with topiary cones and laid to lawn bordered by low, box-edged beds filled with mixed planting, this structure shown in a photograph of 1900 (CL). A large stone basin and fountain head form a central focal feature. Adjoining to the south-east is a rose garden, laid out with geometric beds of roses and lavender and with, running c 85m along its north-west and north-east sides, a rose-covered timber pergola. Built in the early C20, the pergola features a rustic timber summerhouse at the angle. South-east from the rose garden, within ornamental woodland, mature trees of late C19 origin are interspersed with exotics and informal islands of shrubbery set in grass, to a planting design by Lanning Roper dating from the 1970s.

From the south-west side of the principal lawn the grassed Long Walk, which in the late 1860s (OS) was aligned on the south terrace of the former house, now (1998) runs c 65m south-west to a curved stone seat. South-east of the Long Walk and the ha-ha, a raised square of c 1ha, constructed between 1908 and 1937 (OS), is laid out with a central sunken tennis court, a pavilion, and two sunken stone basins; formerly laid out as a rock garden and a pool, the area is now (1998) overgrown.

From the north-west terrace, the lawns sloping down to the lake are planted with bulbs and framed by islands of shrubbery. The roughly triangular, 5ha lake with three islands, which was constructed in the early 1870s, is fringed with ornamental shrubbery and trees of mixed ages and species and has a perimeter lakeside walk. Three stone bridges, recorded as footbridges on the OS edition of 1908, cross inlets at the north, east, and south-west corners and a boathouse also stands in the south-west corner. Several timber summerhouses and shelters are dotted along the lakeside walk, that sited 120m north-west of the house built with five gables of rustic timbers and trellis-work.

PARK West of the lake and to the north-east and south-east of the house, as far as the public footpath which runs north-west from East Lodge, the park is planted with scattered individual and clumps of mixed mature trees. These areas formed the extent of the park in 1801 (Mudge), the land west of the lake densely planted by the late 1860s (OS 1871) and the line of the footpath planted as a double avenue; this had gone by 1898 (OS). The park to the south-west, between the house and Penshurst Lodge, which was planted as parkland in stages between 1801 and 1898, is now (1998) open in character, a few trees surviving from the scatter shown in 1937 (OS). To the east, between the footpath and the Home Farm (outside the registered boundary), land imparked and planted between 1801 (Mudge) and 1866-9 (OS 1871) is now (1998) open arable and meadowland while north of the lake is a block of mixed woodland (Home Covert).

KITCHEN GARDEN The kitchen garden lies to the south-west of the house, its c 48m x 38m brick-walled enclosure (walls listed grade II) shown on the OS map of 1871. It contains both buildings in the south corner and is largely laid out to the cultivation of fruit and vegetables. Immediately beyond the south-east wall is a further nursery area with a range of glasshouses surviving from the larger number shown established by the end of the C19. Part of this area is now (1998) laid out to a heather and conifer garden.

REFERENCES

E Hasted, The History and Topographical Survey of the County of Kent (1797-1801)

[Facsimile edn 1972], pp 262-3 Country Life, 8 (15 December 1900), pp 776-81 J Newman, The Buildings of England: West Kent and the Weald (1969), pp 360-1 T Wright, Gardens of Britain 4, (1978), pp 56-8

Maps W Mudge, Map of Kent, 1" to 1 mile, 1801

OS 6" to 1 mile: 1st edition surveyed 1866-9, published 1871 2nd edition published 1898 3rd edition published 1909 1938 edition OS 25" to 1 mile: 1st edition published 1870 3rd edition published 1908 1938 edition

Description written: May 1998 Register Inspector: VCH Edited: November 2003
Legacy

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.

APPENDIX 2: HERITAGE ASSETS, SUMMARY OF HERITAGE SIGNIFICANCE

The brief description of the heritage assets in this appendix is intended to give an overview of Hall Place and the Hall Place estate in order to provide architectural and historic context to proposals in the current application. It includes a brief summary of the history of Hall Place and a rapid appraisal of the significance of each of the heritage assets in the estate, including the gardens and parkland and the non-designated heritage assets.

The assessment of significance for each of the heritage assets is rated according to Historic England's categorisation as follows:

Very high: elements of the place that are of key national or international significance.

High: elements that constitute good and representative examples of an important class of monument), or that have a particular significance through association or that make major contributions to the overall significance of the monument.

Medium: elements that contribute to the character and understanding of the place, or that provide a historical or cultural context for features of individually greater significance.

Low: elements that are of low value in general terms, or have little or no significance in promoting understanding or appreciation of the place.

Brief history of Hall Place

Hall Place is situated in the Medway valley, some 4km west of Tonbridge on the north-west side of the village of Leigh.

The land originally formed part of the manor of Hollenden until it was conveyed by Henry VIII to William Waller. It passed from him to his son Richard and gained the name of Hall Place at about that time. The estate passed through several hands in the centuries that followed.

Drury and Herbert's topographical map of the county of Kent (**figure 1**) notes that Mr. Robert Burges was the owner of Hall Place in 1769. The map, which is not renowned for its accuracy, shows a house, surrounded by a moat on three

sides, approached by a bridge to the east and a tree-lined drive to the south. The extent of the grounds are shown by a hatched line as being relatively small, compared to today.

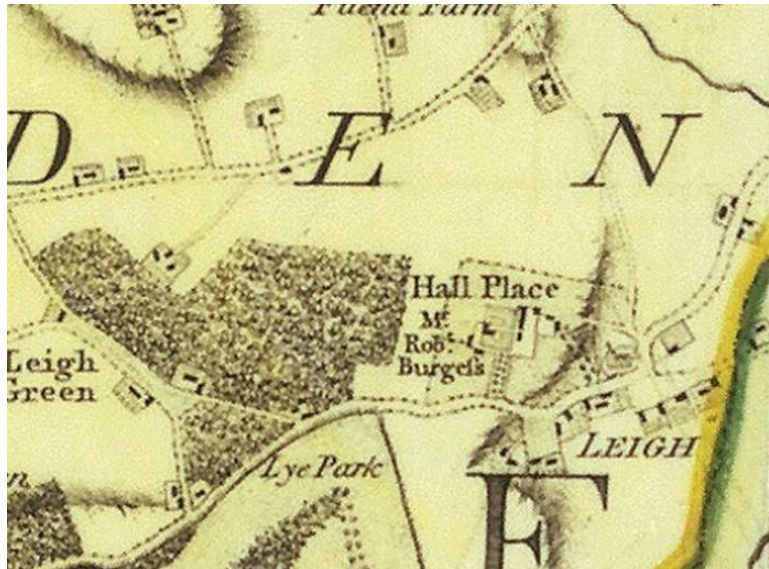


Figure 1: 1769 A topographical map of the county of Kent, A. Drury and W. Herbert

Lawrence Biddle¹ includes a colour painting of Hall Place in 1790 (**figure 2**). The painting is of a symmetrical house of early 18th century date with formal gardens, an axial driveway and a lake. This is, most likely, the house that appears on Drury and Herbert's map in 1769.



Figure 2: Hall Place 1790

¹ Leigh in Kent 1550 to 1900, 1991

Robert Burges demolished the earlier house in 1792, just before his death in 1794. He built a new house located slightly to the west of the demolished house, the site of which became pleasure gardens serving the new house.

Burges's new Georgian house had a symmetrical south-facing elevation of 11 bays and 3 storeys with canted bay windows, an eaves cornice and clustered chimney stacks. The footprint of the house appears on the Tithe Commissioner's map of 1841 (**figure 3**). It shows the former moat and pleasure gardens to the east and service buildings and a walled garden to the west. The 'ha ha' and sun dial which appear on the tithe map are both visible on the photograph below.



Photograph of the 1792 house prior to its demolition in c. 1871



Figure 3: Tithe map 1841 showing the 1792 house, its service buildings to the west and the former moat to the east

The Baily family owned Hall Place from 1820 to 1870. Thomas F. Baily inherited the estate in 1845 and immediately set about extending and improving it. He added a substantial 'manorial hall' to the east of the house in an elaborate gothic style. He rebuilt the north elevation in a gothic style and added a gothic room which is said to have been relocated to Home Woods in 1870. In 1852 he replaced the East Lodge and Old Lodge in an ornate romantic Tudor revival style. The statutory list ascribes both of the lodges and their attached gateways to the architect George Devey which would make these Devey's earliest buildings at Hall Place, shortly after he set up his practice. However, they were almost certainly designed by architect Charles Baily, second cousin to the family. Thomas Bailey substantially extended the estate by purchasing Clarkes Farm in 1854 and then Lucy's Farm 1855.

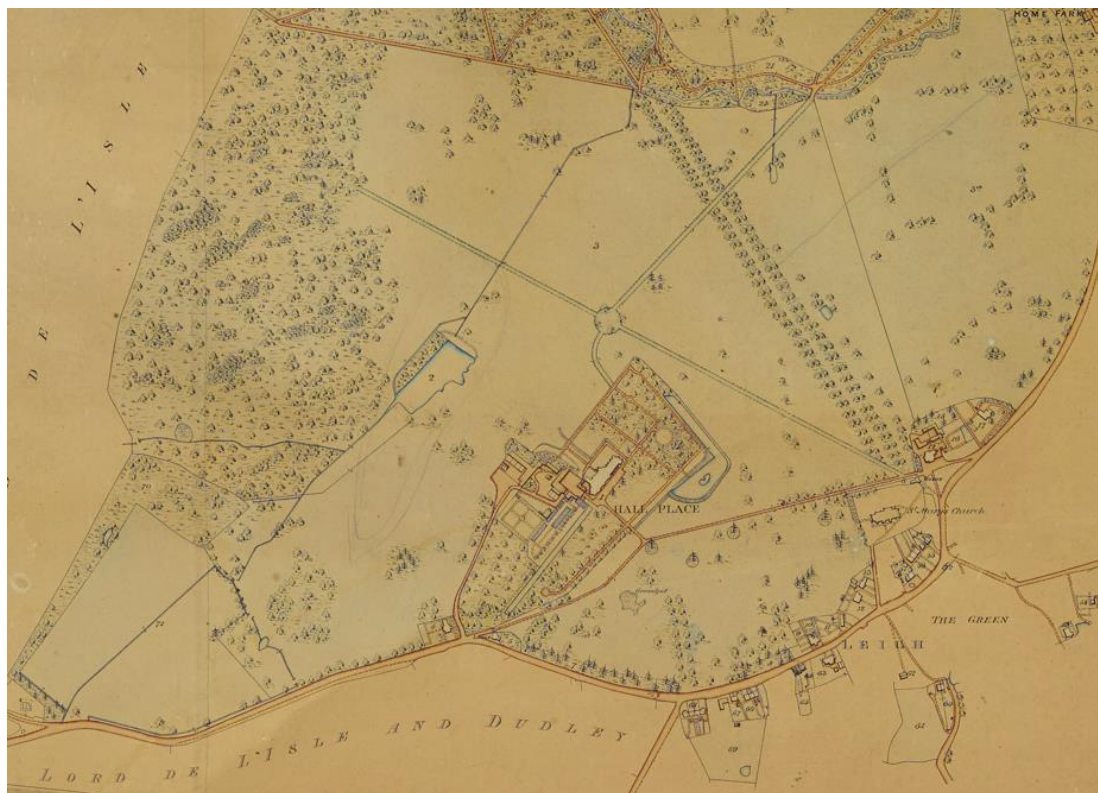


Figure 4: Estate map for Samuel Morley dated 1871 (Estate records)

Samuel Hope Morley MP purchased the estate from Thomas Bailey in 1870. Morely's money came from his family's textile business; he had 5 sons and 3 daughters all aged under 30 and unmarried. Morley investigated the possibility of adapting and extending the existing house but by the summer of 1871 he had decided to pull down the old house and build a new one. He appointed architect George Devey to design the new house and stables, only retaining the earlier

walled garden and estate office. The Georgian house, and Bailey's extensive extensions which were not yet 20 years old, were swept away and the new complex was built slightly north of the old one.

Morley re-designed the gardens, the landscape and the lake on a grand scale. The former moat was filled in and formal gardens and lawns were constructed in the location of the earlier house and a new lodge and carriage drive were constructed to the west.

Morley appointed Robert Marnock, renowned garden designer, to re-design the gardens, the parkland and the lake. Marnock may well have worked in collaboration with Devey, particularly on the gardens, terraces and parterres closest to the house. The former moat was filled in and formal gardens and lawns were constructed on the site of the earlier house. An illustration from *The Garden* magazine in 1877 illustrates just how much progress had been made within a few years of Morley's purchase of the estate (**figure 5**).

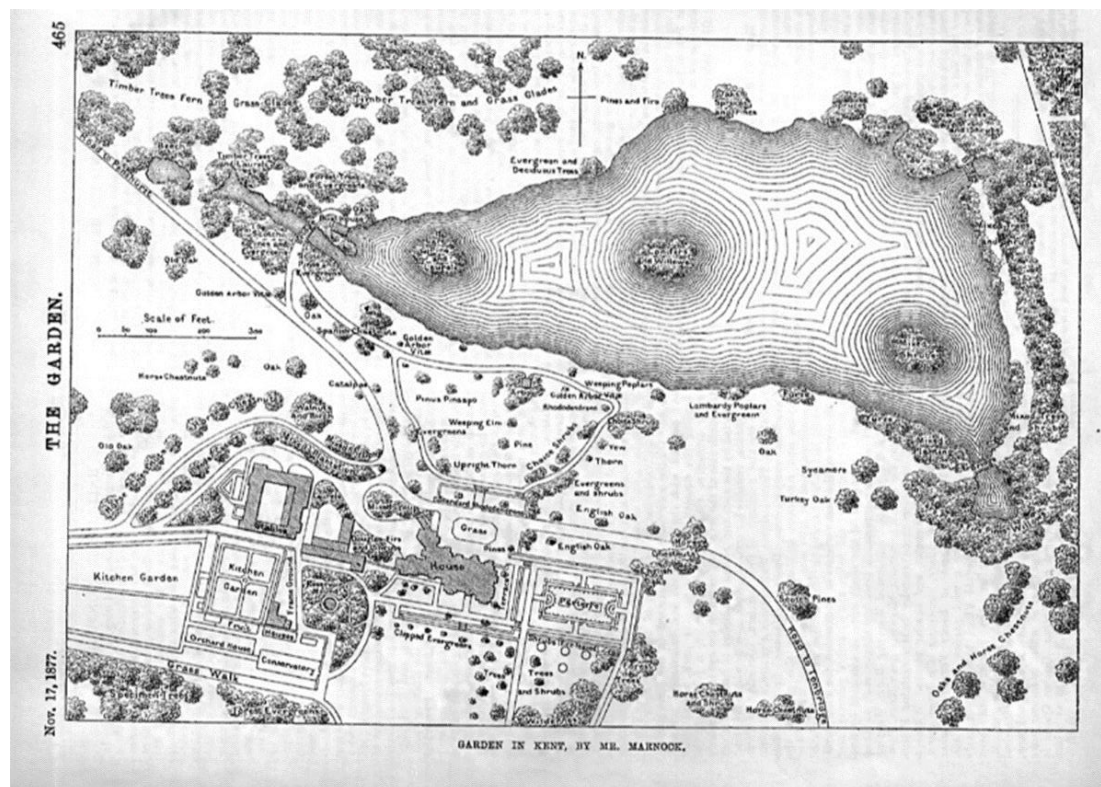


Figure 5: Illustration of Hall place gardens from *The Garden*, 1877

The house remained in private hands but suffered a disastrous fire in 1940 which gutted three out of the nine bays. They remained semi-derelict until they were demolished in 1976, shortly after the building was listed.



Plates: South (top) and north (bottom) elevations of Morley's house prior to the fire in 1940

In summary, there are four significant phases to the development of the Hall Place and its estate:

Phase 1: The early moated house with compact formal landscape shown in the 1769 map but substantially pre-dating it.

Phase 2: Robert Burgess's house of 1792.

Phase 3: Thomas Baily's extended house, and the extended parkland and pleasure ground 1840 until 1870.

Phase 4: Samuel Morley's house and landscape of 1871-73

Each of the heritage assets is described individually below with a brief description of its heritage significance.

Hall Place House (Grade II)

The house was built for Samuel Hope Morley MP in 1872-1873. According to Jill Allibone it was the largest and most expensive house designed by architect George Devey². It is constructed of red brick with distinctive diapering in blue headers, sandstone dressings and block quoins. The steeply pitched roofs are of slate.

The house consists of several gabled ranges with mullion-and-transom windows, some with tall bay windows. Towers, octagonal stair turrets and clustered chimney stacks make for an interesting silhouette which is enlivened by castellated parapets, balustrades and finials. The kitchen, sculleries, pantries and bakehouse are set forward of the front elevation in a quadrant, a pleasing contrast to the mass of the main house. Devey delighted in his version of the Tudor revival style in which he was well practiced.

Internally the house was entered by a porch giving access to an anteroom then central saloon with library, drawing room, oak parlour and principal staircase most of which were lost to fire in 1940. The parts that survived the fire include the dining room, the second principal stair and the servants' stairs (although parts of have been removed), Morley's offices and the service range.

² Jill Allibone *George Devey Architect 1820-1886* (1991)



Plates: Hall place, front and rear elevations

Hall Place is not one of Devey's more significant works. However, John Newman is less than complimentary, describing it as "somewhat stodgy, and intensely High

Victorian in the sonorous pomposity with which the west front unrolls"³. Its architectural significance is compromised by the loss of principal rooms to fire. However, it is a substantial work by a leading Victorian architect and forms the centrepiece to the group of buildings as well as a focus for the gardens and the parkland. Its connection with Samuel Moreley MP is of moderate interest. On balance the building is of medium to high heritage significance.

Estate Office, Peacock House and Garage (Grade II)

The Estate Office and Peacock House pre-date the main house. They are the only buildings which survive from Thomas Baily's estate improvements after he inherited the estate in 1845. The architect is most likely to be Charles Baily. Plans for the refurbishment of the building by Devey in 1872 show the rooms laid out as dairy/scullery, laundry and wash house; the conversion to estate office took place in the 20th century. It consists of a low 'T'-shaped range with the peacock house to the east under a steep pyramidal roof, the estate office to the west under a pitched Kent peg tile roof and mower store in the later north range. Garages for cars with a glazed canopy were added in circa 1900. Decorative tiled floors, including encaustic Minton tiles, almost certainly date from Devey's refurbishment in the 1870s.



Plate: The estate office and peacock house

³ John Newman *The Buildings of England West Kent and the Weald* (1980).

The building is a good example of an unusual and relatively rare building type associated with country estates. It has strong group value with the house and other estate buildings and has cultural value in that it provides evidence of a way of life which no longer exists. It is of high heritage significance.

Stable Block (Grade II)

The stable block formed part of Devey's design in 1870-73. The quadrangular building is located to the west of the house, entered through a carriage arch in the north elevation. The plan included coachman's accommodation in the north range and the tower, stabling in the west and south ranges, and coach housing, washing and harness rooms in the east range. The architecture of the building resonates strongly with that of the house and is typical of Devey's work of the period. Its elevations are asymmetrical in the Tudor revival style. The walls are of red stock brick with diaperwork, block quoins and stone dressings all under a Westmorland slate roof. Windows are mullioned and there is an interplay between small and large gables, all with coped parapets and kneelers. A clock turret and cupola mark the position of the arched carriage entrance and tall clustered chimneys enhance the roofline.



Plate: The stable block

Most of the stable's architectural features survive intact making it a good example of a High Victorian stable quadrangle. Some stalls and fittings have been removed from the south range when it was used as a hall, but many still survive in other parts. It has strong group value with the other buildings at Hall Place and it has cultural value in providing evidence of a way of life which no longer exists. It has high heritage significance.

Walls, steps and gates to north-west of Hall Place (Grade II)

The walls are variously constructed of brick and pierced stone with stone copings, ball finials and steps. Decorative wrought-iron gates are supported on substantial stone piers with rustications and ball finials. Some of the ball finials on the walls are 20th century additions.

The walls, gates and steps all appear to be designed by Devey in 1870-73 or possibly a collaboration between Devey and Robert Marnock (although the statutory list ascribes a later 19th century date to some of the pierced stone sections). They form an integral part of the design and provide the connection between house, terrace, gardens and the wider parkland. As such they are of high heritage significance.



Plates: Gates, piers and walls

Walls and steps to terrace around north, east and south of Hall Place (Grade II and curtilage listed)

The battlemented walls with ball finials and the pedimented doorway all date from the period of the 1792 house, having been reused or relocated. The pierced stone and brick 'ha ha' wall is also of 18th century date: They all appear in the early photograph of the 1792 house prior to its demolition in c. 1871. All the historic walls and steps make a valuable contribution to the history of the site, the

narrative of its development and the setting of the house. They also have group value and provide the structure for the Registered Park and Garden. They are of high heritage significance.



Plates: Garden walls, steps and 'ha ha'

Garden Walls, potting sheds and greenhouses to south of Hall Place (Grade II)

The walled garden, potting sheds and greenhouses all pre-date Morley's rebuilding in 1872 but post-date the tithe map of 1840. The complex of buildings survive largely intact with the exception of some of the extensive greenhouses which have been lost and the north wall of the garden which was rebuilt in the 20th century. The walled garden was a significant part of the life of the estate for its food production. It has high heritage significance as part of the Hall Place group as well as for the evidence it provides of a way of life that no longer exists.



Plate: Drone photograph of walled garden April 2022

Gates west of the walled garden (curtilage listed)

The gates and piers date from the 1792 house; they appear in an early photograph when they were located at the west end of the 'ha ha'. They were relocated to their current location by Devey during the 1871-73 rebuilding.



Plate: Gates and gate piers west of the walled garden

The gates are well designed and both the ironwork and masonry are of good quality. As well as being part of the narrative and history of the site they are a bold architectural statement and exhibit good craftsmanship. They are of high heritage significance.

East Lodge and Gateway (Grade II)

East Lodge and gateway was built by the Bailey Family in 1852, the architect is likely to have been Charles Bailey (although the statutory list suggests George Devey). Architecturally it has a picturesque composition in the High Victorian Tudor revival style. It has a pleasing composition, all the more so because of the interesting geometry of its plan form and its close visual relationship to the parish church (Grade I) and Porcupine House (Grade II). It is prominently located so makes a marked contribution to the character and appearance of the Leigh Conservation Area. As such it is of high/very high heritage significance.

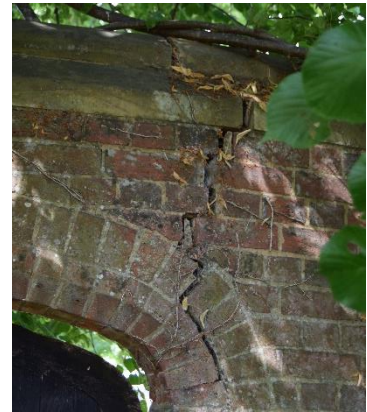


Plate: East Lodge and gateway

Old Lodge (Grade II)

Old Lodge was also built by the Bailey Family in 1852 and extended at the rear in the late 20th century. The architect is likely to have been Charles Bailey (although the statutory list suggests George Devey). It shares some architectural details

with East Lodge, such as the coved plaster eaves, the diaper brickwork, cast iron casement windows and stone dressings. However, in other respects it is distinctly different, such as the octagonal turret with prominent conical roof above a foiled masonry frieze and a battered masonry plinth. Its composition and detailing are particularly romantic and pleasing to the eye and it is prominently located on High Street. As such it is of high/very high heritage significance.



Plates: Old Lodge and examples of structural defects including fractured and open-jointed brickwork and masonry

Penshurst Lodge, gateway and attached walls (Grade II)

Penshurst Lodge is part of George Devey's work of 1871-73 but it was sold off from the estate in the mid-20th century. The gateway and flanking walls, also by Devey, remain within the estate so they are described below.

The gateway and walls are constructed of red brick with blue diaperwork and stone dressings. Two four-centred arches are juxtaposed to serve pedestrians and carriages respectively. Much of the carved work and the heraldic motifs are repeated from the east lodge but the architectural detailing is a little simpler, reflecting its slightly lower status. It constitutes an important part of the Hall Place

complex and has group value with the other buildings on the estate. It has medium heritage significance.



Plate: Penshurst Lodge and gateway

Park walls on High Street (Grade II)

The park walls extend to nearly 0.5km along the north side of High Street. They almost certainly date from the 1854 improvements to the estate. They are constructed of red stock brick with stone dressings and decorative diaper work. The walls were a symbol of status as well as creating a physical boundary to the deer park. They have group with the other buildings on the Hall Place estate and listed buildings on the High Street, they also contribute to the character and appearance of the conservation area and the significance of the registered park and garden. The walls are of medium/high heritage significance.



Plate: Section of park wall facing High Street

Boat House (curtilage listed)

The boathouse has been the subject of recent almost total rebuilding by the previous owner which diminishes its heritage value. However, it is a significant component of Morley's improvements to the estate and was designed by Devey in c. 1872. It contributes visually to the landscape and to legibility of how the lake was enjoyed recreationally. As such, it is of low/medium heritage significance.



Plate: The boathouse

Bridges (curtilage listed)

There are three bridges spanning parts of the lake. The Palladian style bridges are constructed in proprietary stone and reinforced concrete during the early/mid-20th century as replacements for earlier timber bridges. They are highly visible and contribute to the character and appearance of the landscaped gardens. They are of medium heritage significance.



Plates 42 to 44: The three bridges on the lake

Park and Garden (Grade II*)



Hall Place park and garden is listed Grade II*, meaning that it is of 'more than special interest' in a national context, being in the top 36% of registered parks and gardens in England. Consequently, it is of very high heritage significance.








The gardens developed over several centuries but they were redesigned on a grand scale in the 1870s by George Devey and Robert Marnock incorporating earlier features, trees and avenues. They include formal terraced gardens, parterres and a 5ha manmade lake set in a 67ha deer park which is of 18th century origin. The estate contains designated Priority Habitat deciduous woodland.








Plates: Views of the gardens

Table 1: Rapid assessment of heritage significance and condition

Heritage asset	Heritage Significance	Condition
Hall Place (Grade II) 	Medium/high	Poor: Kitchen range roof collapsed. Staircase dissembled Services poor Many rooms unfinished after 1976 rebuilding
Estate Office and Peacock House (Grade II) 	High	Poor: Deteriorating roof and chimneys Roof spread Rainwater goods Corroded brickwork

<p>Stable block (Grade II)</p>		<p>High</p>	<p>Poor: Roof defects Lead valleys Timber decay Structural movement Poor services Damp walls and floors</p>
<p>Walls, steps and gates to NW (Grade II)</p>		<p>High</p>	<p>Poor: Deterioration in stone copings and pointing</p>
<p>Walls and steps to N, E and S terrace and 'ha ha' (Grade II and curtilage listed)</p>		<p>High</p>	<p>Poor: Displaced and fractured stonework Damage by trees and vegetation</p>
<p>Garden walls, potting sheds and greenhouses (Grade II)</p>		<p>High</p>	<p>Poor: Structural movement and cracking Extensive plant growth Roof collapse</p>
<p>Gates west of walled garden (curtilage listed)</p>		<p>High</p>	<p>Poor: Vehicle impact causing structural damage</p>
<p>East Lodge and Gateway (Grade II)</p>		<p>High/very high</p>	<p>Moderate: Plastic guttering Repairs required to brickwork and coping stones</p>
<p>Old Lodge (Grade II)</p>		<p>High/very high</p>	<p>Moderate: Poor rainwater goods Defects to brick and stonework</p>

<p>Gateway and walls attached to Penshurst Lodge (Grade II)</p>		<p>Medium</p>	<p>Poor: Structural movement due to tree roots</p>
<p>Park walls on High Street (Grade II)</p>		<p>Medium/high</p>	<p>Poor: Serious structural movement and decay Missing copings</p>
<p>Boathouse (curtilage)</p>		<p>Low/medium</p>	<p>Recently rebuilt</p>
<p>Bridges (curtilage listed)</p>		<p>Medium</p>	<p>Moderate (yet to be surveyed) Signs of structural movement Missing/broken finials</p>
<p>Park and Garden (Grade II*)</p>		<p>Very high</p>	<p>Moderate High levels of maintenance required. Walls, fences and gates and steps require particular attention</p>

APPENDIX 3: MAP REGRESSION



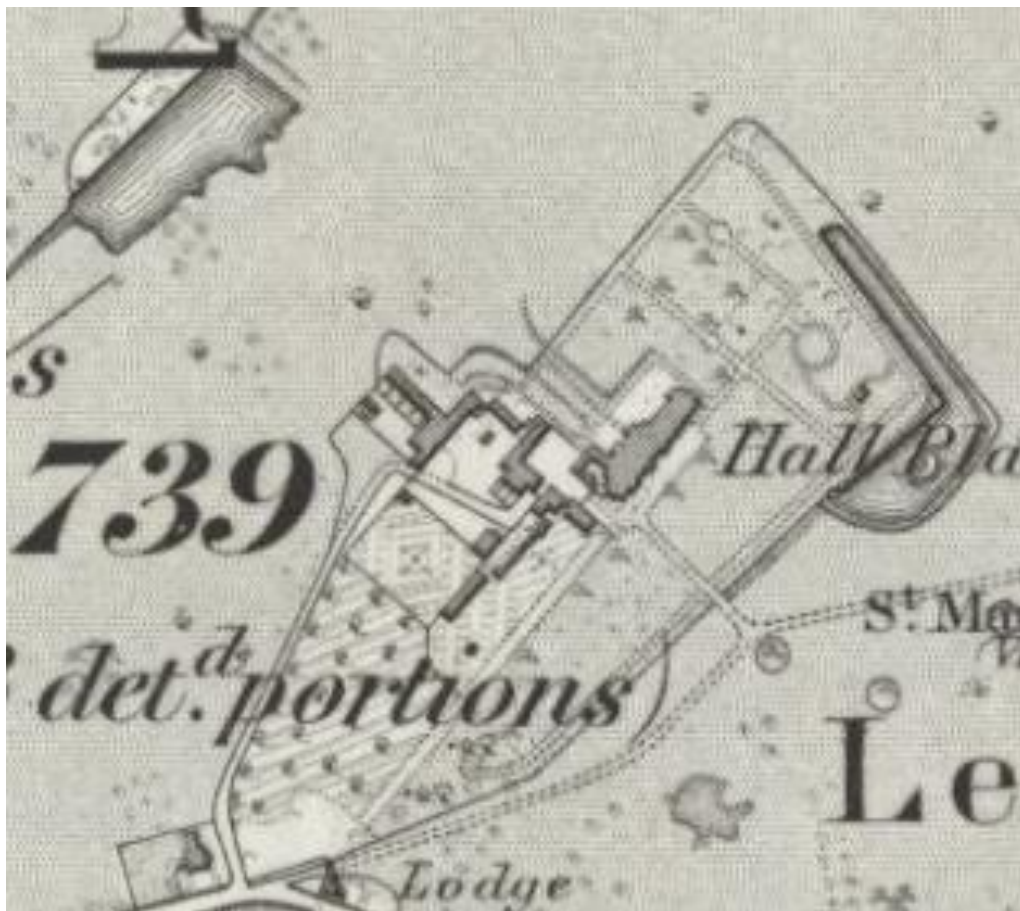
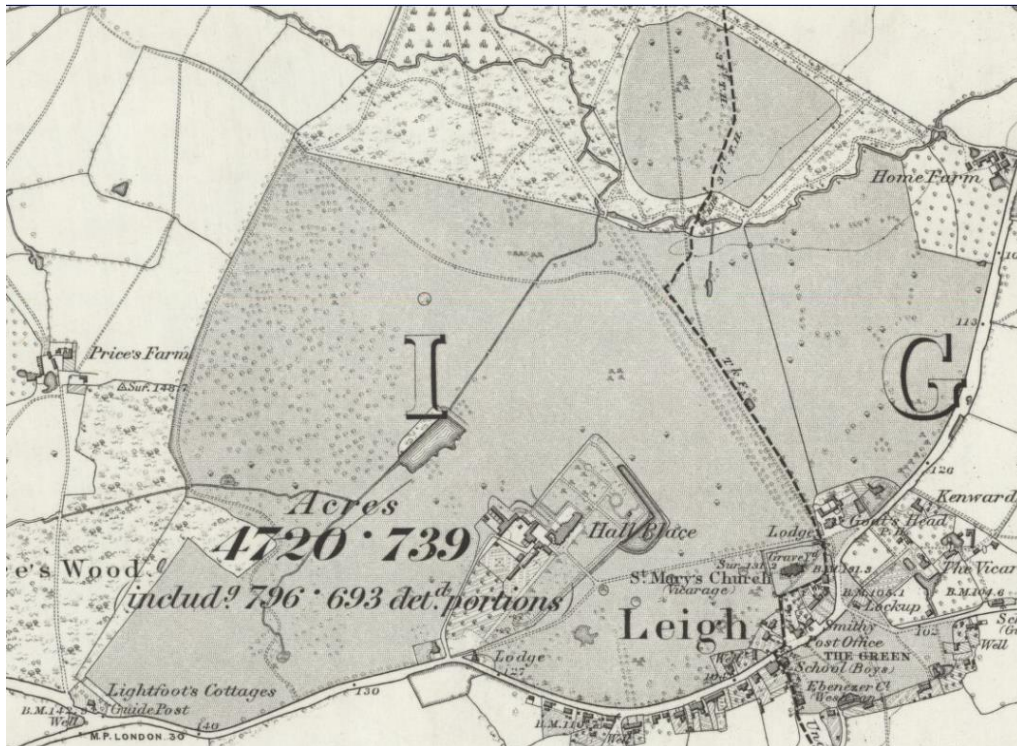
1769 A
topographical map
of the county of
Kent, A. Drury and
W. Herbert



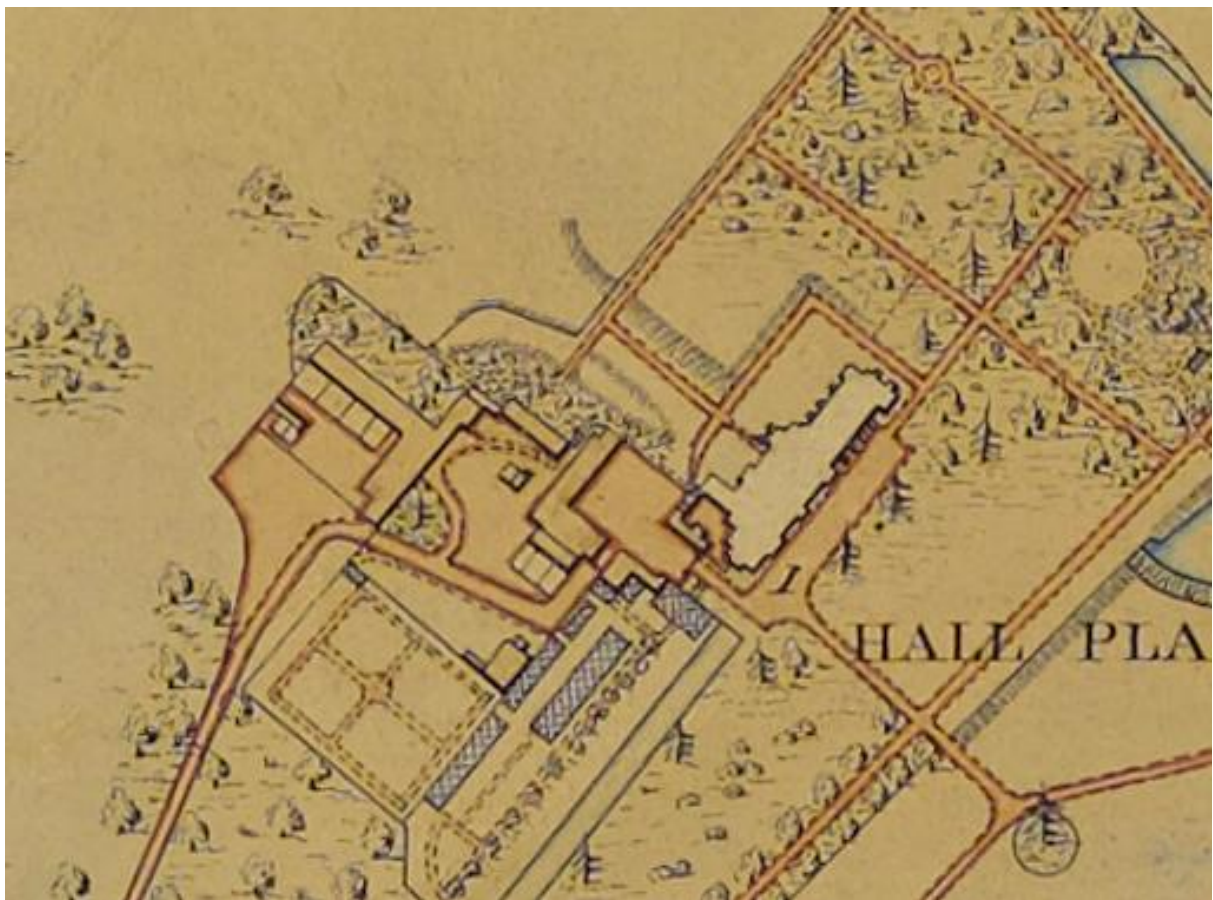
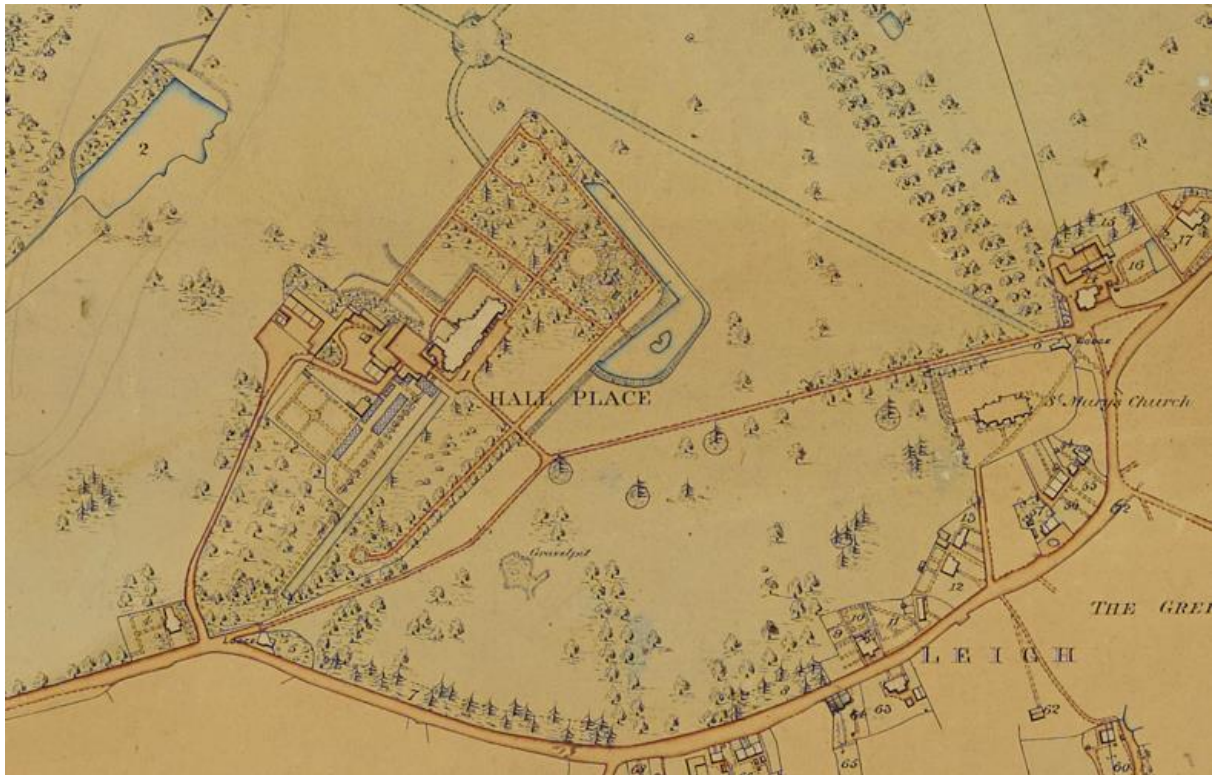
William Mudge's map
of Kent 1801



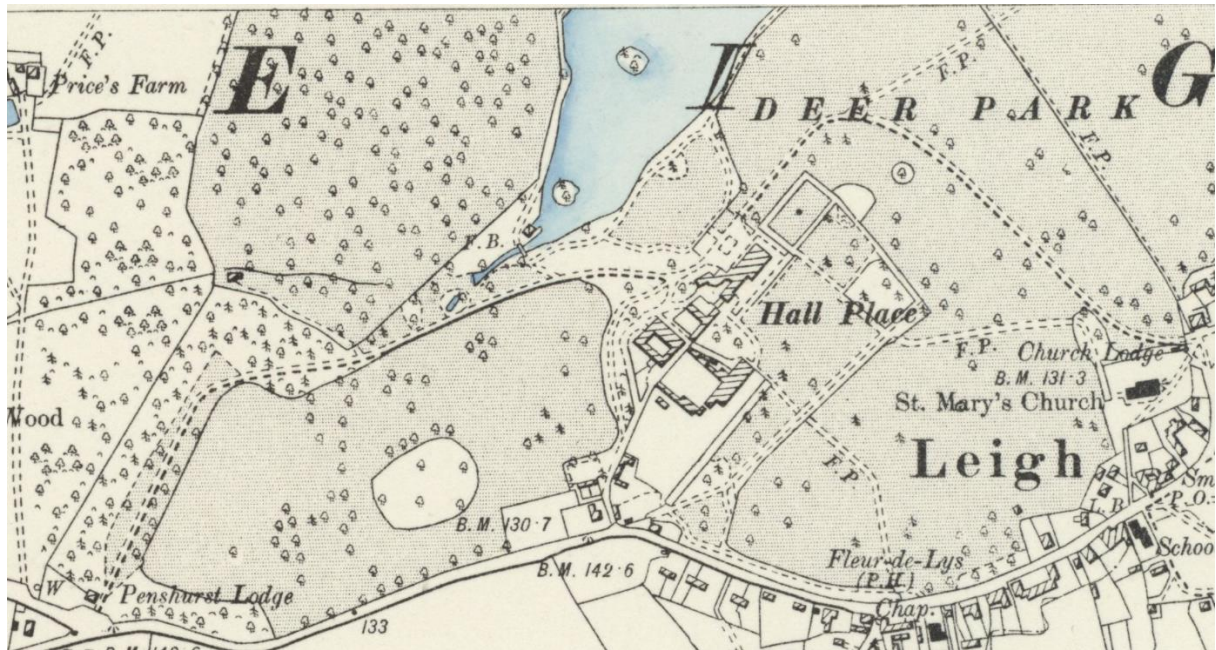
Tithe Commissioners' map for the Parish of Leigh 1841



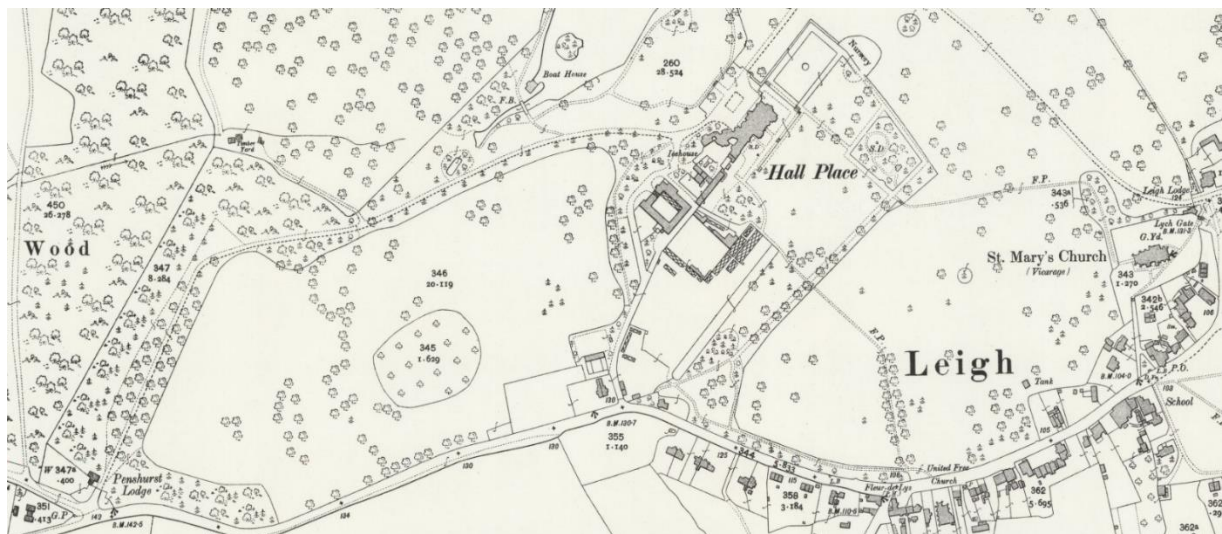
1866 6" Ordnance Survey map. Above showing the extent of the Hall Place estate (shaded grey) and below, showing enlarged view of building complex



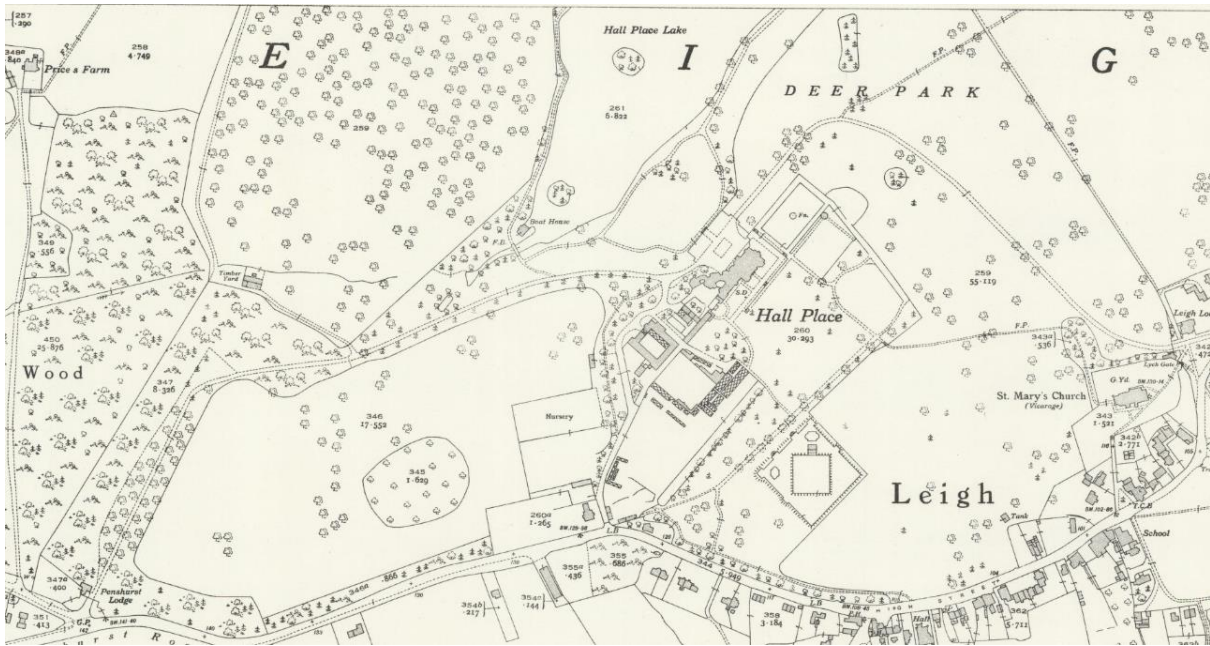
Estate map dated 1871 for Samuel Morley Esq



1895 6" Ordnance Survey map extract



1907 25" Ordnance Survey map extract



1937 25" Ordnance Survey map extract