

HARTRIDGE MANOR COTTAGE, CRANBROOK, KENT

HERITAGE STATEMENT

(NGR TQ 7743 3962)



**Commissioned by
Mr. Christopher Andrews
On behalf of Mr. and Mrs. Jordan**

ASE Report No. 2010075

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ASE Project No. 4364
Site Code: HMC10
Report No. 2010075

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Prepared by Jane Clubb

Archaeology South-East
Units 1 & 2
2 Chapel Place
Portslade
East Sussex
BN41 1DR

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1.0 INTRODUCTION

- 1.1 In May 2010 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) was commissioned by Mr. Christopher Andrews to compile a Heritage Statement of Hartridge Manor Cottage, Cranbrook, Kent (Fig. 1), to accompany an application for the proposed extension of the existing house. This is in response to a request by Tunbridge Wells Borough Council that further information about the property be submitted in order to ascertain the building's listed status.
- 1.2 This Heritage Statement outlines the listed status of the property, an architectural description of the house and its significance, the evidence of earlier phases of the house based upon historical maps and evidence relating to the house and its past owners, especially at the time that the neighbouring property, Hartridge Manor, was listed. Where relevant, any evidence relating to the current proposed alterations has been discussed.

2.0 SCOPE & METHODOLOGY

- 2.1 A Heritage Statement typically comprises an overview of the building's historical development and a summary of the available documentary and cartographic evidence.
- 2.2 In the collection of data for analysis, the site was visited by a team of historic buildings archaeologists to assess the archaeological development of the building (or buildings) on the site and to gain an understanding of the building's function and setting.
- 2.3 Any relevant and available primary and secondary documents were consulted in order to further the understanding of the site and its history. This includes the analysis of historic maps and plans.
- 2.4 The site was visited by Jane Clubb and Maggie Henderson in May 2010 in order to carry out the survey.

3.0 LOCATION (Fig. 1)

- 3.1 Hartridge Manor Cottage is situated 0.25 km to the south of Hartridge Manor, along a track leading south from Paley Lane (Plate 1). The house is aligned on a NNW-SSE axis (hereafter assumed north-south), with its principal façade facing WSW (hereafter assumed west). The collection of houses is situated approximately halfway between the villages of Cranbrook to the south and Staplehurst to the north, and lies within the parish of Cranbrook, 3.4 km north of the parish church. The house is at 40 m above Ordnance Datum (O.D.), and has a small watercourse to the south-east and north-west. The north-western stream cuts across the land between Hartridge Manor and Hartridge Manor Cottage, and the south-east watercourse appears to be a stream

leading towards a former mill, which stands just to the south of Hartridge Manor Cottage (Plate 2).

4.0 CURRENT LISTED STATUS OF THE BUILDING

4.1 Hartridge Manor was listed grade II on 9th June 1952, its listed building reference being TQ 73 NE 3/205. The description in the list entry is purely for the purpose of recognition and is normally, therefore, primarily based on external appearance. The date is given as C17. [Source: English Heritage, Images of England - website]. The description must not be treated as a comprehensive schedule of those elements which are legally protected as, no matter what the grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building within the curtilage which predates the 1st July 1948.

4.2 Hartridge Manor Cottage (formerly 3-4 Hartridge Manor Cottages) is not listed in its own right. At present, the Cottage is considered to be included within the curtilage of the Manor house.

4.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out in Section 1 (5) that “‘listed building’ means a building which is for the time being included in a list compiled or approved by the Secretary of State...and...

(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,

shall be treated as part of the building.

4.4 Nigel Hewitson, Legal Director for English Heritage, has clarified the definition of a curtilage-listed structure (2005). He states that

“one building will be in the curtilage of another if, at the date of listing, there was a clear relationship between the buildings: specifically, that one was ancillary to the use of the other, the buildings had common ownership or occupation and were not physically fenced off from each other”.

In ascertaining this relationship between the buildings, it is important to consider the following points:

1) the physical layout of the buildings;

2) their past and present ownership, and

3) their past and present function and use (Hewitson 2005).

5.0 CARTOGRAPHIC EVIDENCE

5.1 The 1st Edition 1:2500 Ordnance Survey (O.S.) map (Fig. 2: top), dated between 1870 and 1885 shows Hartridge Manor Cottage as a rectangular structure with a small projection at the eastern end of the southern wall. At this date the structure appears to be larger than the Manor to the north.

Hartridge Manor Cottage lies within an enclosure which seems to include the structures to south-west and south. There is a small structure to the north-east of the house: the track is widened between these two buildings so that their northern elevations front the track. Between these two structures there is a boundary line, which extends from the south-western corner of the small structure, leaving the width of a pathway to the east of the larger house, to the south-eastern stream, bending slightly in the middle. The house is accessed from the track to the north-west by a short path; a second path leads to the rear wall of the house and a third extends to the south-east, where it meets the stream to the north of the two southern buildings. These structures are likely to be the mill buildings, as there is a short spur of water which leads to one of the buildings; they are accessed separately from the main track. Though there appears to be a short length of boundary extending north-westwards from north of the presumed mill structures, they are not contained within their own separate enclosure, and therefore it seems that the four buildings within this plot were in single ownership at this date. Hartridge Manor, standing to the north, is located within its own plot.

- 5.2 By 1898, the house had been separated off from the surrounding buildings by the addition of a boundary to the south of the house, as shown on the 2nd Edition O.S. map (Fig. 2: bottom). By this date a tiny structure had been built to the south of the house. This map shows clearly that the house was in two occupations at this date. It is not known whether it was a single dwelling or was divided in 1880, as the house shading has hidden any dividing line. By this date the mill seems to have been disused, as there is no extension of the stream towards the buildings. To the north-east of the sharp bend in the track there now stood a long building with an open space to the front.
- 5.3 There were no obvious changes to the existing structures or plots by 1908, when the 3rd Edition O.S. map was drawn (Fig. 3: top). However, to the south-west, two further structures had been built, including one which appears to have had pens outside, which suggests that it was being used to house livestock. Between Hartridge Manor and Hartridge Manor Cottage, on the eastern side of the track, a pair of semi-detached cottages had been built, each of 'L'-plan, and with no separate yard or garden.
- 5.4 Many of the buildings were still unaltered in 1936 (Fig. 3: bottom). The tiny structure to the south of Hartridge Manor Cottage had been demolished and the projection on the south elevation had been removed, but the house was still in two occupations. One of the new buildings at this date appears to have been sized-down, whilst the pair of semi-detached cottages to the north have been extended: the re-entrant angle in the 'L' had been filled in. The northern end of the eastern boundary around Hartridge Manor Cottage was re-aligned at this date to create a semi-circular area outside the rear elevation.
- 5.5 The 1:2500 O.S. map of 1970 (Fig. 4) labels the present Hartridge Manor Cottage as 'Hartridge Manor Cottages', and the semi-detached houses to the north are labelled the same. The map also shows the numbers which the houses have been designated, the northern two being 1 and 2, and the

southern two being 3 and 4. One of the former mill structures is numbered 5. This suggests that at this date the five dwellings are considered to be part of a single residential group. The grounds about numbers 3 and 4 have not changed since the 1936 map, but the small building to the north-east has been demolished, as have two of the ancillary structures to the south-west.

6.0 HISTORICAL SOURCES

- 6.1 The earliest referenced source for Hartridge Manor and Hartridge Mill is the Cranbrook Estate Map book of c.1810, which has a list of the acreage of all the lands belonging to an individual farm, and a plan of each property (Figs. 5 and 6). Hartridge Farm and Hartridge Mill Farm are entered separately, numbered 29 and 34 respectively (CKS U78 P31 nos. 29 & 34). Both farms were owned by Sir Horatio Mann, baronet, but the farms were tenanted separately: Hartridge Farm by Mr. Joseph Miller and Hartridge Mill Farm by Joseph Wood. Hartridge Farm had a total acreage of 167 acres 3 rods 19 perches, and Hartridge Mill Farm had an acreage of 92 acres 0 rods 38 perches (for the full schedule see Appendix 2). Both farms included Buildings and Yards: presumably the farmhouses. However, whereas it is clear that the present Hartridge Manor is the 'Building' referred to in Schedule 29, there are a number of buildings on the plot for Hartridge Mill Farm, and it is not clear which served as the farmhouse and which were subsidiary structures. However, it is interesting to note that the structure which from its position pertains to the present Hartridge Manor Cottage is of 'L'-plan on this illustration. This house lies close to the northern boundary of the property.
- 6.2 Unfortunately, the Cranbrook Tithe Map has degraded, and the section of it showing Hartridge has been lost, but the two farms can be found on the tithe apportionment (CKS p100/27/A). These were owned by Earl Cornwallis (a title held at this date by James Mann) and were tenanted separately, but by 1868, the date of the apportionment, the tenants are David Butler at Hartridge Farm and Walter (written as Watler on the apportionment) Larkin at Hartridge Mill Farm. The space given over to the buildings and yards of the latter had been reduced in the interval, as in 1820 there were 9a.3r.2p but at the tithe there were only 5a3r2p. In total, both farms had lost land in the intervening years: Hartridge Farm losing 37a.0r.1p and Hartridge Mill Farm losing 11a.1r.25p.
- 6.3 In 1897, Fiennes Stanley Wykeham Cornwallis of Linton Park, Maidstone (no longer titled) sold much, if not all, of his Cranbrook property to Charles Hoare of 37 Fleet Street, London (CKS U242/4/4/7). The farms in the portfolio consisted of: Part of Barrack Farm; Hawridge Farm; Part of Folly Hill Farm; Hartridge Farm; Starvenden Farm; Part of Tolehurst Farm and also included were various other properties, including: allotments; an unnamed field; house, mill &c; Old Mill Pond and woods. Figure 7 shows the plots numbered in the schedule. Hartridge Mill Farm is not listed but a house and mill are listed without connected land: this suggests that by this date the mill and the buildings around it had been separated from the farmland, which was likely

incorporated into Hartridge Farm. The distinction between 'mill' and 'house' indicates that there were two discrete structures fulfilling each function: these are likely to have been the existing mill house and Hartridge Manor Cottage respectively. The whole was sold for £13,250, of which £3,250 was paid upon the transfer, with the remainder to be paid in instalments.

- 6.4 Upon the death of Charles Hoare less than a decade later, the property he had recently bought passed to his widow and son, who continued to pay the outstanding sum to Fiennes Cornwallis. However, the Hoare family were not resident on the farm: it appears that Hartridge Farm was rented out to Walter Thomas Tipples, who appears on the electoral register of 1906, with his abode at Hartridge, Cranbrook, Kent and his qualification for the vote being 'land and tenement'. Five other men registered for the vote at Hartridge, though their qualification was simply 'dwelling-house'. As Hartridge is listed without the suffix 'Farm' or 'Mill', it is impossible to gain further details of tenancy, but it is clear that the Farm and Mill were still under single ownership. Until c.1922 Walter Thomas Tipples continued to be registered as farmer and hopgrower, Hartridge Farm, as listed in Kelly's Directory of Kent. However, the 1922 directory listed Constance and Mary Hoare (Misses) as farmers, Hartridge Farm. It is not known whether Constance and Mary were now the owners of the farm or whether they were renting the property from another member of their family.
- 6.5 It was between 1927 and 1930 that Hartridge acquired the 'Manor' in its name, which is confirmed by the evidence from historic maps. At this date Constance and Mary were still listed as its farmers, but the upgrading of Hartridge Farm to Hartridge Manor Farm suggests that its owners wanted to increase the farm's status, possibly as a result of a change of ownership. This is, however, conjectural, and cannot at this time be confirmed.

7.0 ARCHITECTURAL DESCRIPTION

Layout

- 7.1 The house comprises a four-bay, two-storeyed front range and a two-storeyed rear range at right angles, with a lean-to outshut along the remainder of the rear wall. At present, on the ground floor there are two large rooms within the front range, one room in the rear range and one large room in the outshut, with a WC and a lobby at the northern end. The front range rooms are each heated by a fireplace in the large central, axial stack. The front door leads into a lobby to the west of this stack. The rear range is positioned at the northern end of the eastern elevation, and is accessed from the large, two-bay northern room, which is served by an inglenook fireplace. A doorway leads through the eastern wall to the south of the rear range, into the lean-to outshut, and another doorway leads through the southern wall of the rear range. The lean-to outshut is also accessed from the southern, single-bay room, which is served by a smaller fireplace. One doorway leads to the garden through the eastern wall of the lean-to outshut, and there is one doorway through the

eastern wall of the rear range. The stairs to the first floor are positioned at the northern end of the main range.

- 7.2 The stairs from the ground floor lead onto a corridor/landing, which extends for three bays on the eastern side of the main range. To the west of this corridor there are two rooms in the two northern bays. At the southern end of the house, there is a room which extends the full width of the first floor. Leading from this room there is a WC to the west of the chimney stack. There is a single room in the rear range, and storage space in the roof void of the lean-to. In the centre of the first-floor, open to the corridor, a stair leads up to the attic, which is divided into three spaces: a central landing and a room at each end.
- 7.3 When this house was first built, it is likely that it took the form of a three-cell, lobby-entry house, with the high-status end to the south and the services to the north. Mortices in the soffit of the central girder in the service bay suggest that there were two service rooms. The stairs to the first floor are likely to have been located to the west of the chimney stack. At first-floor level, there were three rooms, which were accessed through one another, without the use of a corridor. The stairs to the attic probably rose in the service chamber.
- 7.4 At a later date, probably during the 18th century, the rear range was added to the earlier house. This probably comprised, as now, a single room on each floor, and due to its lower floor level, would have been accessed via a short flight of steps.
- 7.5 Still later, and probably at the end of the 18th century or the beginning of the 19th century, the lean-to outshut was constructed, forming a house with a rectangular footprint. At some point during the 19th century, the house was divided into two occupations, though all evidence of this has been removed. The front door into the northern part of the house was to the north of truss T3.

Wall Construction

- 7.6 The house today has most of its wall infill hidden by plaster, but there are some details visible. The principal posts which form the primary frame are of generally heavy scantling, and appear to be reused from an earlier building, though it may not have been a building on this site. The tiebeams are held in normal assembly over the wallplates, and due to the camber of the tiebeams, the joists are carried on a bearer in order that the attic floor is constructed level.
- 7.7 The wall construction of the main range is of large-panel type, incorporating standard bracing (Plate 3), and with the walls divided by vertical studs pegged to the principal timbers. In some cases the studs are notched into the tiebeams: this usually indicates a later insertion, but the studs in question are door jambs, and probably represent a feature which has been fitted after initial erection of the frame, rather than being planned and jointed during the original laying-out of the frame. The original wall panels are of lath and plaster. The

soleplate is supported on a low, brick sleeper wall, and externally, the walls are clad with weather-boarding.

- 7.8 The rear range, as it displays no corner posts, is likely to be of regular-stud construction which was designed to be plastered-over from the outset. However, the walls are currently hidden. The range is clearly subsidiary to the front range as it supported on the frame of the front range. The eastern ground-floor wall has been rebuilt in brickwork at the same time as the walls around the lean-to outshut have been rebuilt. This brickwork dates from the 20th century, and incorporates queen-closers at the jambs of the windows and doors in this walls (Plate 4).

Windows and Doors

- 7.9 All the present windows are of 20th-century date, and have timber frames. As the structure of the walls around the windows is hidden, it is not known whether these windows are in historical locations. In two places there is possible evidence for former windows. One of these is still visible as a feature in the first-floor closet, comprising a small, rectangular blocked opening with a central, timber diamond-section glazing bar (Plate 5). The second possible evidenced earlier window is positioned at the northern end of the rear wall of the main range. This is now blocked, but the presence of an internally-projecting cill suggests the former existence of a window. The dormer windows are not original and are likely to have been inserted contemporary with the rebuilding of the front roof slope, probably in the late 18th or early 19th century.
- 7.10 As with the windows, the present doors in the house are of 20th-century date. The locations of the existing doors can be seen on Figure 8, and the locations of the two original first-floor doorways, now blocked, are shown in pink. The jambs of these doors have been notched into position, except for that in truss T3, where the eastern jamb is pegged as it flanks the fireplace.

Floors, Ceilings and Stairs

- 7.11 The ceilings in the former hall, hall chamber, former service room(s), parlour and rear range are of central-girder construction. The girders are chamfered and have stepped-and-hollowed stops. The joists are also chamfered and stopped. In contrast, the parlour chamber has longitudinally-set joists. In the crossbeams of trusses T2 and T3 there are mortices for longitudinally-set joists, but these appear to be residual mortices from earlier use of the timbers, rather than being indicative of a separate phase of this structure's history.
- 7.12 There has been much replacement of joists in the ceiling above the former service room(s), possibly as a result of a historical rearrangement of access to the first floor. Some replacement of joists and a small trimmed opening above the service chamber suggests that the stairs to the attic rose from this room. The present stair to the attic rises at the northern side of the chimney stack. It is of modern date.

- 7.13 A series of stave holes in a trimmer joist above the lobby suggests that there may once have been a partition dividing the area between the front door and the chimney stack (Plate 6). If this was the case, it is likely that the original stairs to the first floor were positioned in this location, probably rising from the parlour to the hall chamber, as indicated by the first-floor doorway in truss T3 (Plate 7).
- 7.14 As the ground slopes slightly to the east, the floor level within the rear range and lean-to is lower by 560 mm than the floor level in the main range. This has resulted in the insertion of steps leading down from the main range into the rear rooms. This seems to have been a historical feature, as the brick, timber-nosed steps (Plate 8) leading down from the parlour to the lean-to outshut are of some antiquity, likely predating the outshut.

Chimneys

- 7.15 The brick chimney stack in the main range has four flues. On the ground floor there is a large inglenook fireplace serving the hall and a smaller fireplace serving the parlour. The inglenook fireplace would have historically been the cooking hearth: the lintel and crossbeam bear notches for a clockwork spit mechanism. In contrast, the parlour fireplace would have been used for heating purposes, and is more decorative, to suit the higher status of the room, incorporating splayed jambs. Of the two original first-floor hearths, only one remains open; this is the hall-chamber fireplace. The parlour-chamber fireplace has been blocked at a later, unknown date.
- 7.16 It is clear from the external chimney stack that the west elevation has been considered the principal façade from the outset, as the west face of the stack incorporates a projecting pilaster (Plate 10). This is only formed of plain brick headers, but is nevertheless a decorative feature which is absent from the eastern - rear - face of the stack.
- 7.17 There are two further chimney stacks, one of which is located at the southern end of the lean-to outshut, serving the added fireplace in this location, and one of which is an externally-projecting stack positioned on the north-eastern corner of the rear range. The southern stack serves a small fireplace, on the western side of which is a brick oven (Plate 9). The cartographic evidence indicates that the oven originally projected to the south of the lean-to, and was extant by the 1st Edition O.S. map. The brickwork has been repointed, but the stack appears to be of 19th-century date. The stack at the northern end of the lean-to is not shown on any maps, but this may be because it was too small to be depicted. There appears to be a small section of earlier brickwork, but the massive lower part of the stack is contemporary with the brick wall of the lean-to outshut, and the stack above this also appears to be of a late, but unknown, date. The fireplace to this stack has been blocked by the later kitchen fittings within the rear range.

Roof

- 7.18 The half-hipped roof over the main range has been largely rebuilt, probably in the late 18th or early 19th century, and likely in conjunction with the insertion of the two dormer windows which light the attic rooms. As first built, the roof was of clasped-side-purlin construction, incorporating raking queen struts which supported the purlins at the trusses. The principal rafters which survive are notched to house the purlin. Only one raking queen strut survives: that in truss T3 (Plate 11). The use of these raking struts indicates that the attic was designed to be used from the outset. The later rebuilding incorporates collars in each rafter pair to support an underplastered ceiling, thereby further enhancing the space. The rafters below this ceiling were also hidden from view by plaster. The late 18th/early 19th century roof is constructed, where visible, using slender rafters, in one location strengthened by diagonal struts placed in between the rafters. It appears that the whole front slope has been rebuilt, and possibly the end bays of the rear slope, though it is evident that in bays 2 and 3, the rear slope has been retained. The roof is covered with plain clay tiles.
- 7.19 Prior to renovation works, the roof over the rear range was of 'M' profile (Emma Jordan, pers. comm.). Today it is hipped to the east and has a single ridge: it is constructed in hardwood, in a traditional style, using apparently traditional methods. The lean-to outshut is ceiled in flush plasterwork above the level of the tiebeams, hiding the rafters, though the tiebeams and the lower parts of the raking struts which help support the roof are exposed.

8.0 SUMMARY OF THE BUILDING'S DEVELOPMENT

- 8.1 Hartridge Manor Cottage was built in the early-mid 17th century, and comprised a three-cell, lobby-entry house, fully-floored throughout, and with attic space designed to be used as accommodation. The house is well-built, and incorporates timbers of large scantling, though many of these timbers display redundant mortices which indicate that they are secondhand in their existing locations. The house is served by a four-flue brick chimney which has modest decorative detailing. Though the house is later shown as an 'L'-plan structure, there is no evidence currently visible to suggest that this was the case from the outset.
- 8.2 The second phase of the building's development took place during the 18th century, when the two-storeyed rear range was constructed against the eastern wall of the existing house. Originally, this had an 'M'-profile roof, but probably comprised of a single room on each floor.
- 8.3 At the end of the 18th or the beginning of the 19th century a lean-to was constructed against the remainder of the east wall of the front range. At that date there was no oven against the southern wall.

- 8.4 Around 1810, Hartridge Manor Cottage was illustrated as being of 'L'-plan, having a face-wing added to the southern end of the front wall. However, this may be an error on the part of the cartographer, who has reversed the position of the house: the face-wing may be the rear range. If this was the case, it shows that the lean-to had not been built by 1810. At this date, the house was part of Hartridge Mill Farm, owned by Sir Horatio Mann, and tenanted by Joseph Wood. What is now Hartridge Manor to the north was then called Hartridge Farm. This was also owned by Sir Horatio, but was tenanted by Mr. Joseph Miller.
- 8.5 The farm was still tenanted separately at the time of the tithe in 1868, but in 1897, when Hartridge Farm was sold by the Mann family, the farmland of Hartridge Mill Farm appears to have been subsumed into another property, with the house and mill listed separately in the sales particulars. The sale of the property kept all the Hartridge property in single ownership, in the hands of the Hoare family. Though the Hoare family did not apparently live at Hartridge, their connection was more than mere land ownership, for after a period in which Walter Thomas Tipples was registered as farmer and hopgrower at Hartridge Farm, Constance and Mary Hoare became the joint farmers of Hartridge Farm. It is while these two women were farming Hartridge farm that its name was changed to Hartridge Manor. The manner in which the houses to the south of Hartridge Manor were numbered, they seem to have been considered as subsidiary to the main house, suggesting that they were in the same ownership, but probably rented out to farm workers. The present Hartridge Manor Cottage does not seem to have been an autonomous farmhouse from the last quarter of the 19th century, but it maintains physical separation from the main house by boundaries around the gardens and the fields and watercourse in between.
- 8.6 At all phases in its history, this house has been used as domestic accommodation, initially as a single dwelling, and then being divided into two cottages during the 19th century, before being converted into a single house again under the present ownership.

ACKNOWLEDGEMENTS

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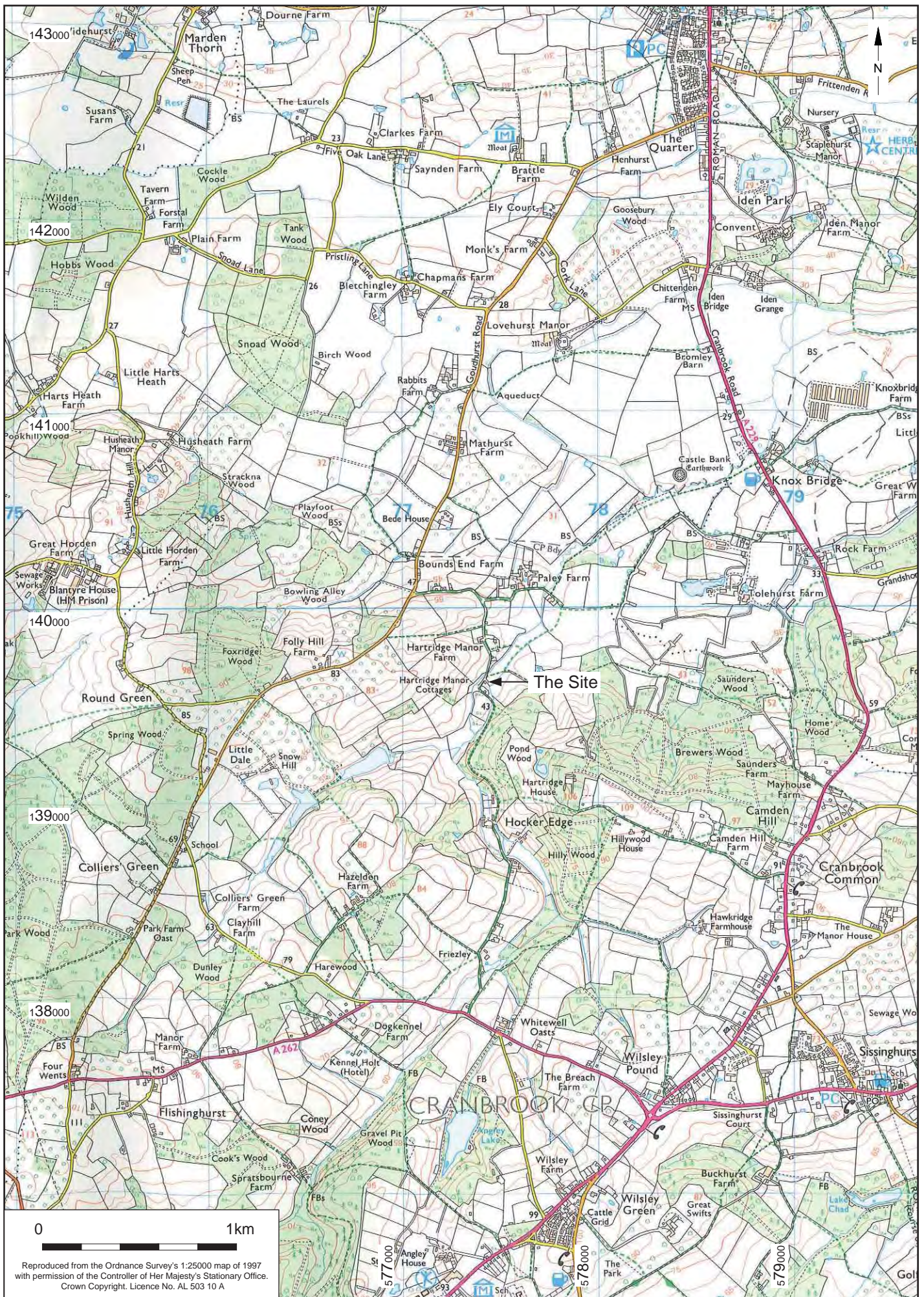
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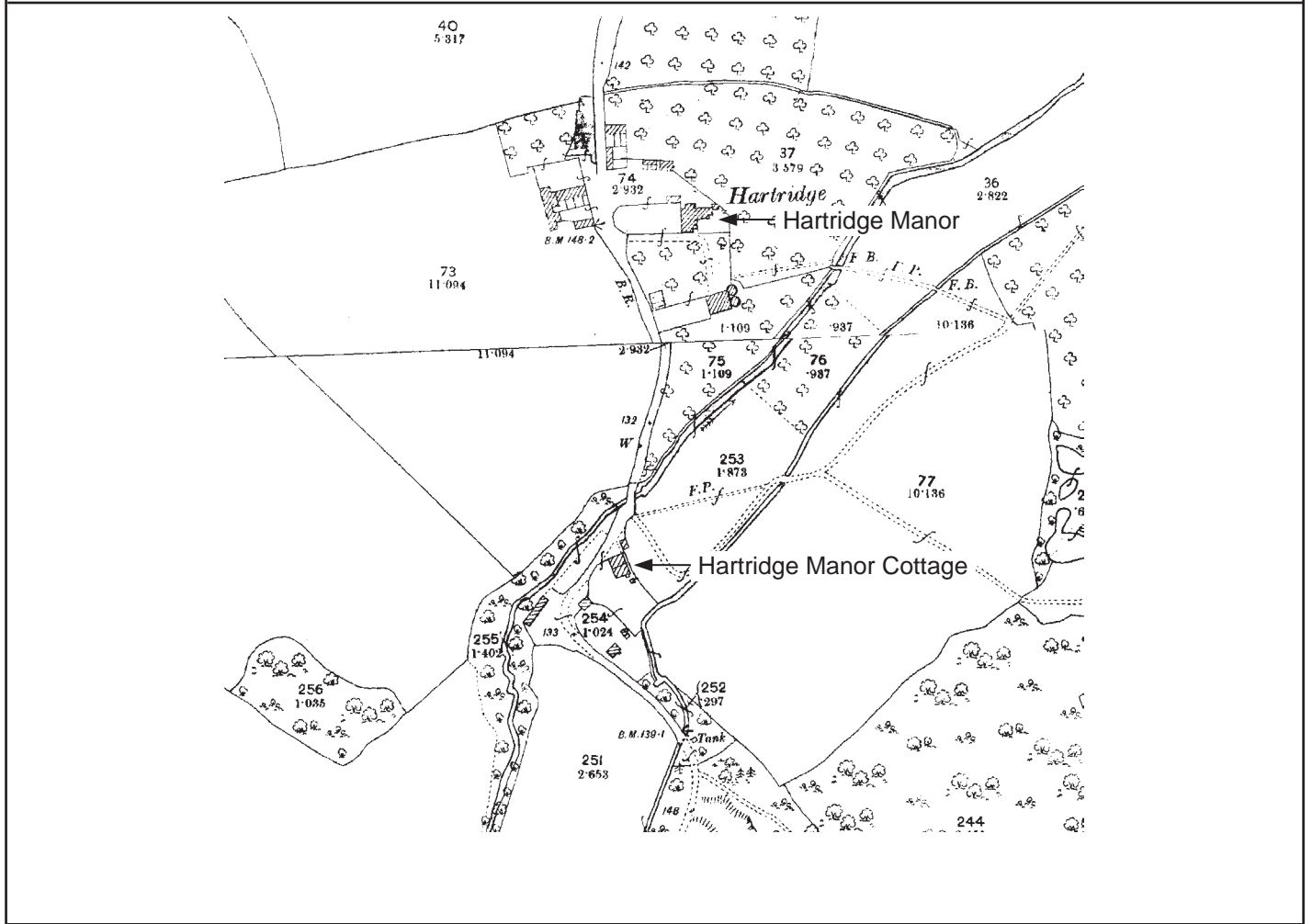
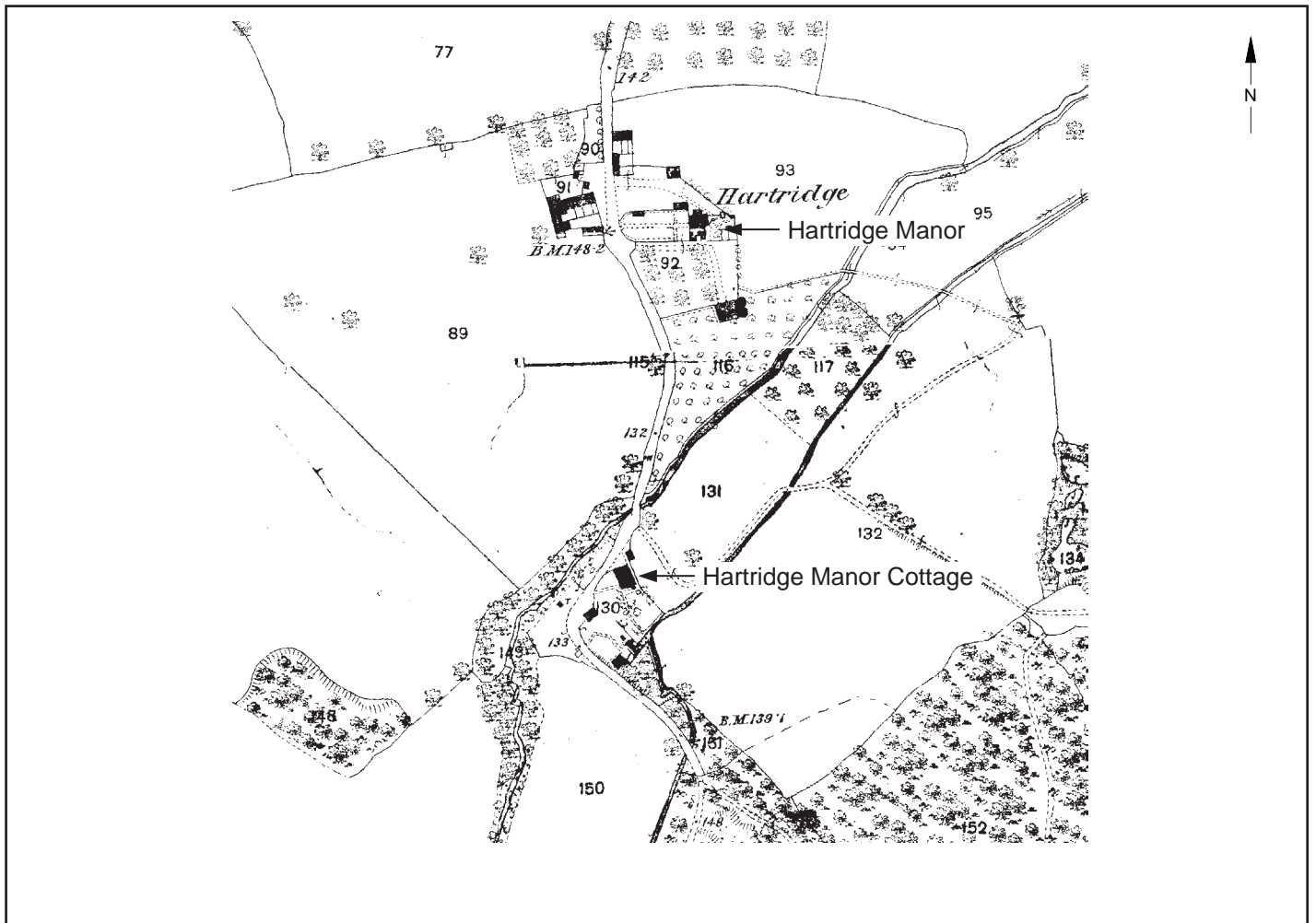
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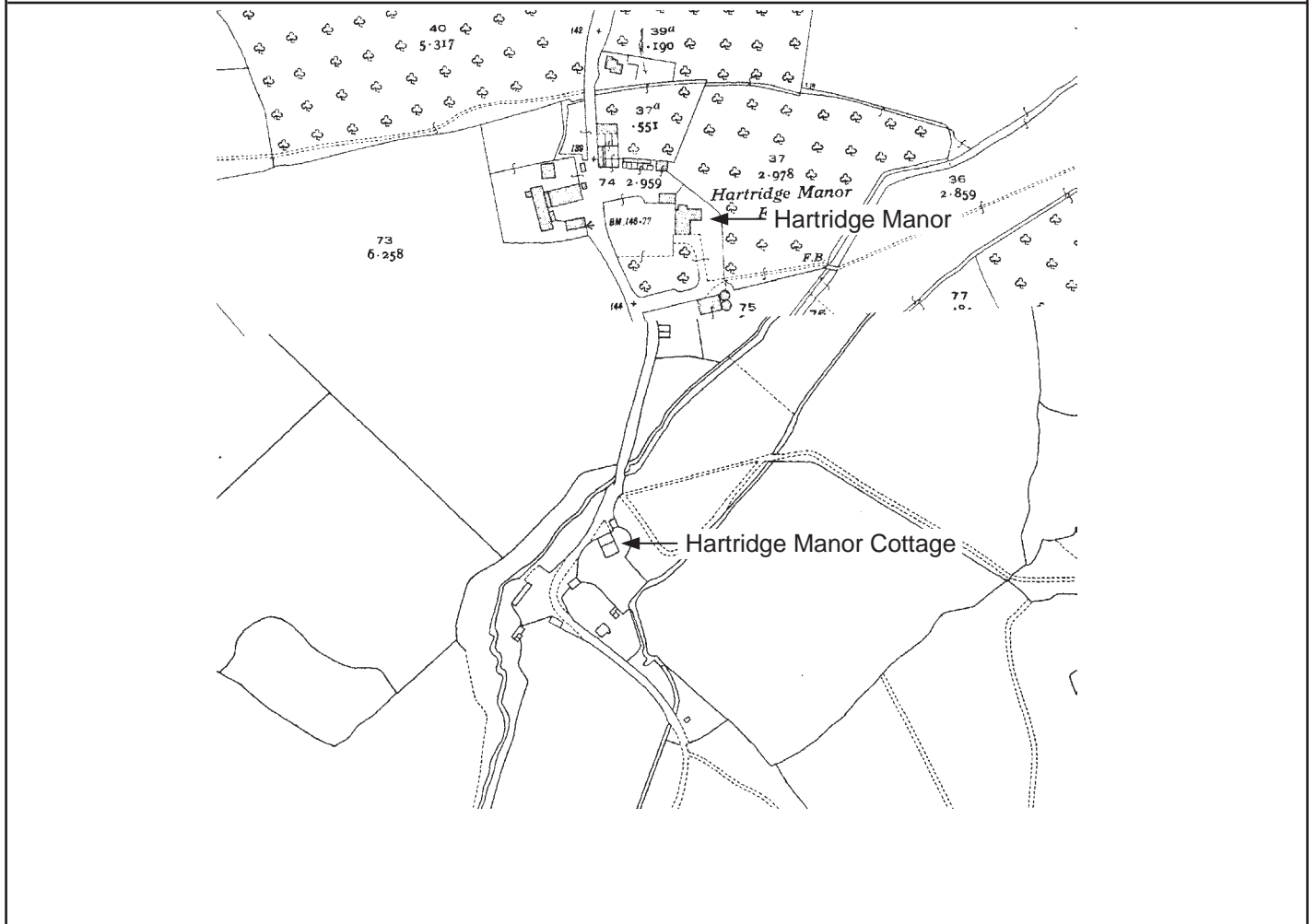
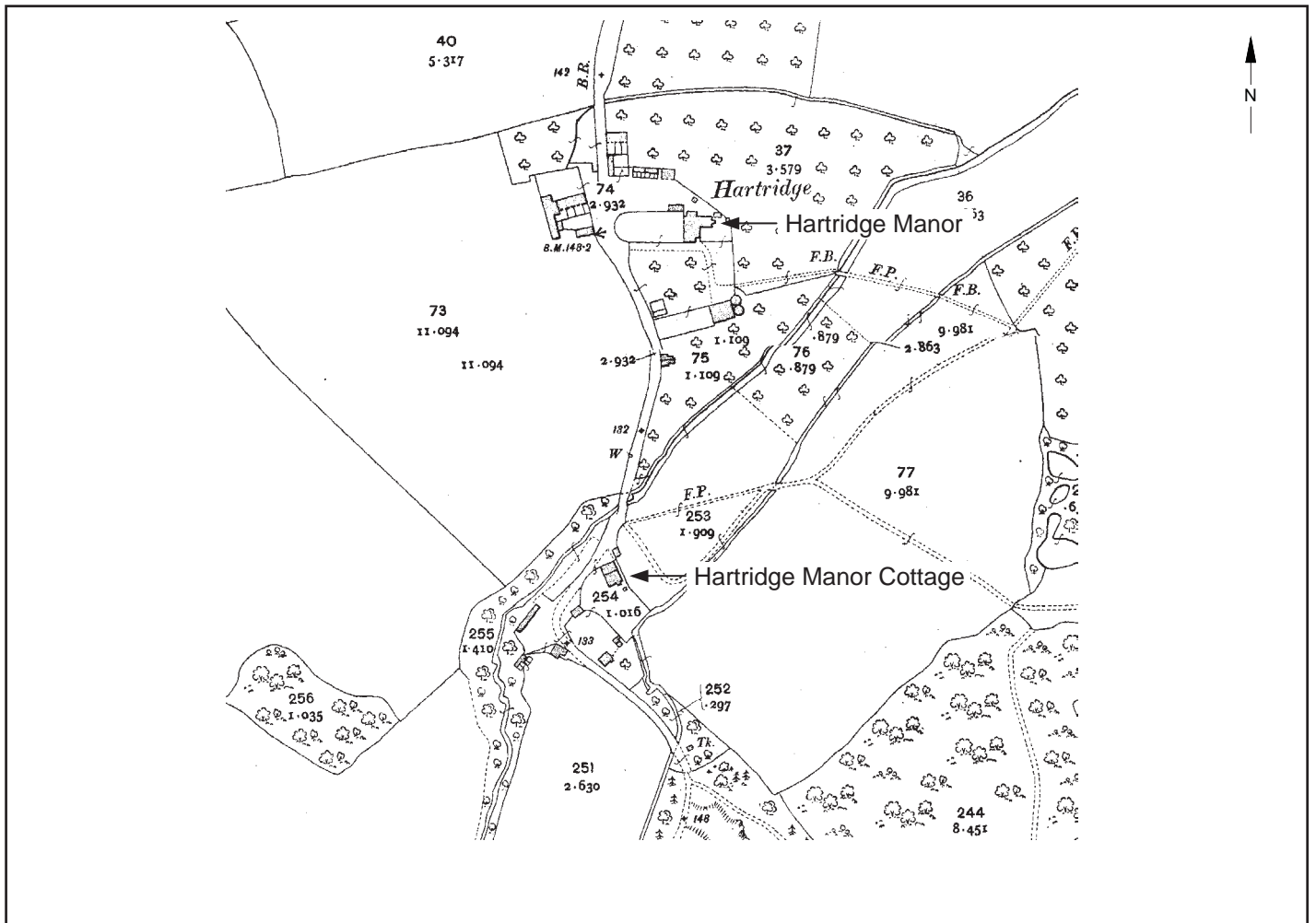
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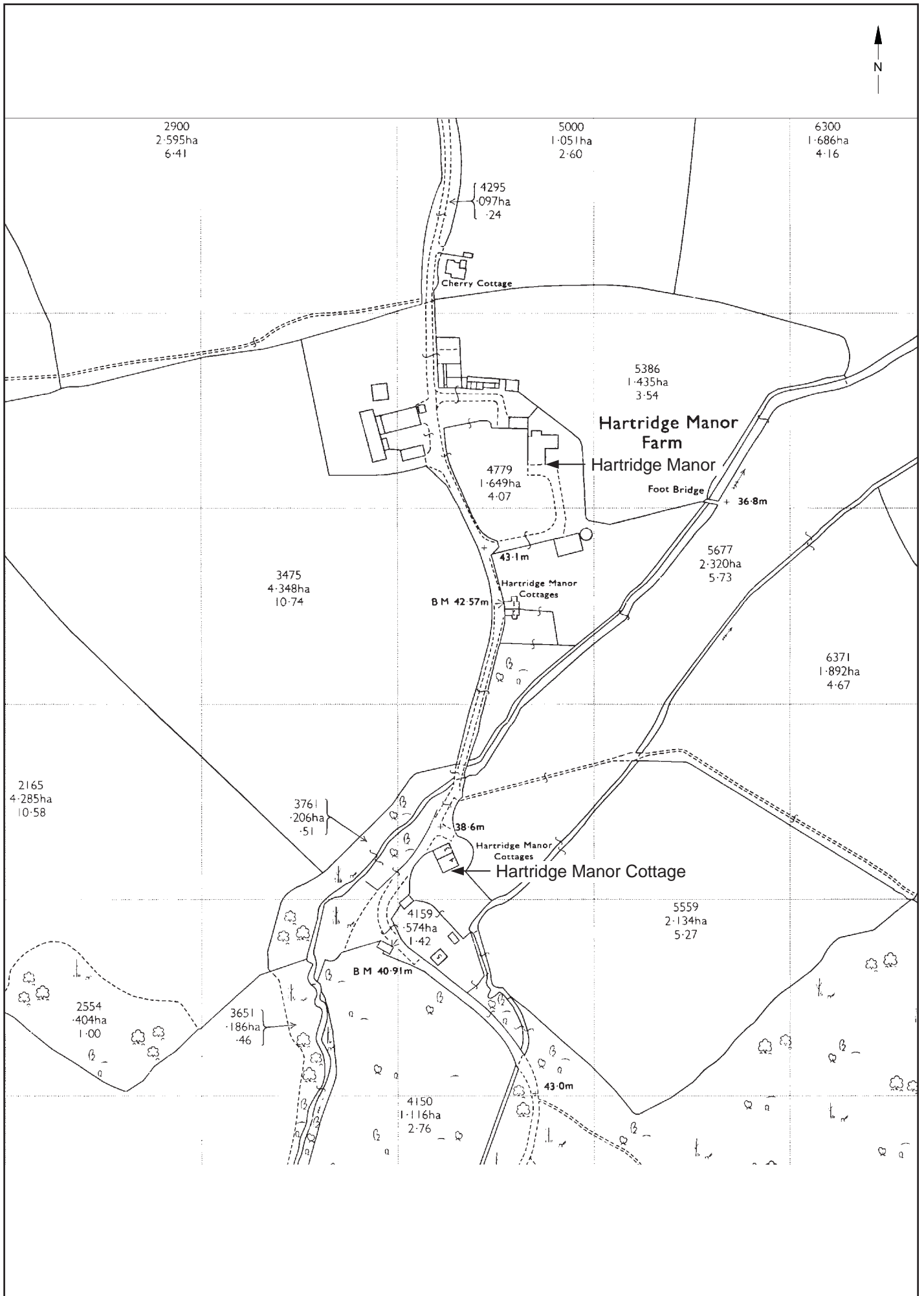
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Project Ref: 4364	May 2010	Site location	
Report Ref: 2010075	Drawn by: JC	Fig. 1	



© Archaeology South-East		Hartridge Manor Cottage, Cranbrook, Kent	Fig. 2
Project Ref: 4364	May 2010	1870-1885 1st edition 1:2500 O.S. map (top);	
Report Ref: 2010075	Drawn by: JC	1898 2nd edition 1:2500 O.S. map (bottom)	



© Archaeology South-East		Hartridge Manor Cottage, Cranbrook, Kent	Fig. 3
Project Ref: 4364	May 2010	1908 3rd edition 1:2500 O.S. map (top);	
Report Ref: 2010075	Drawn by: JC	1936 4th edition 1:2500 O.S. map (bottom)	

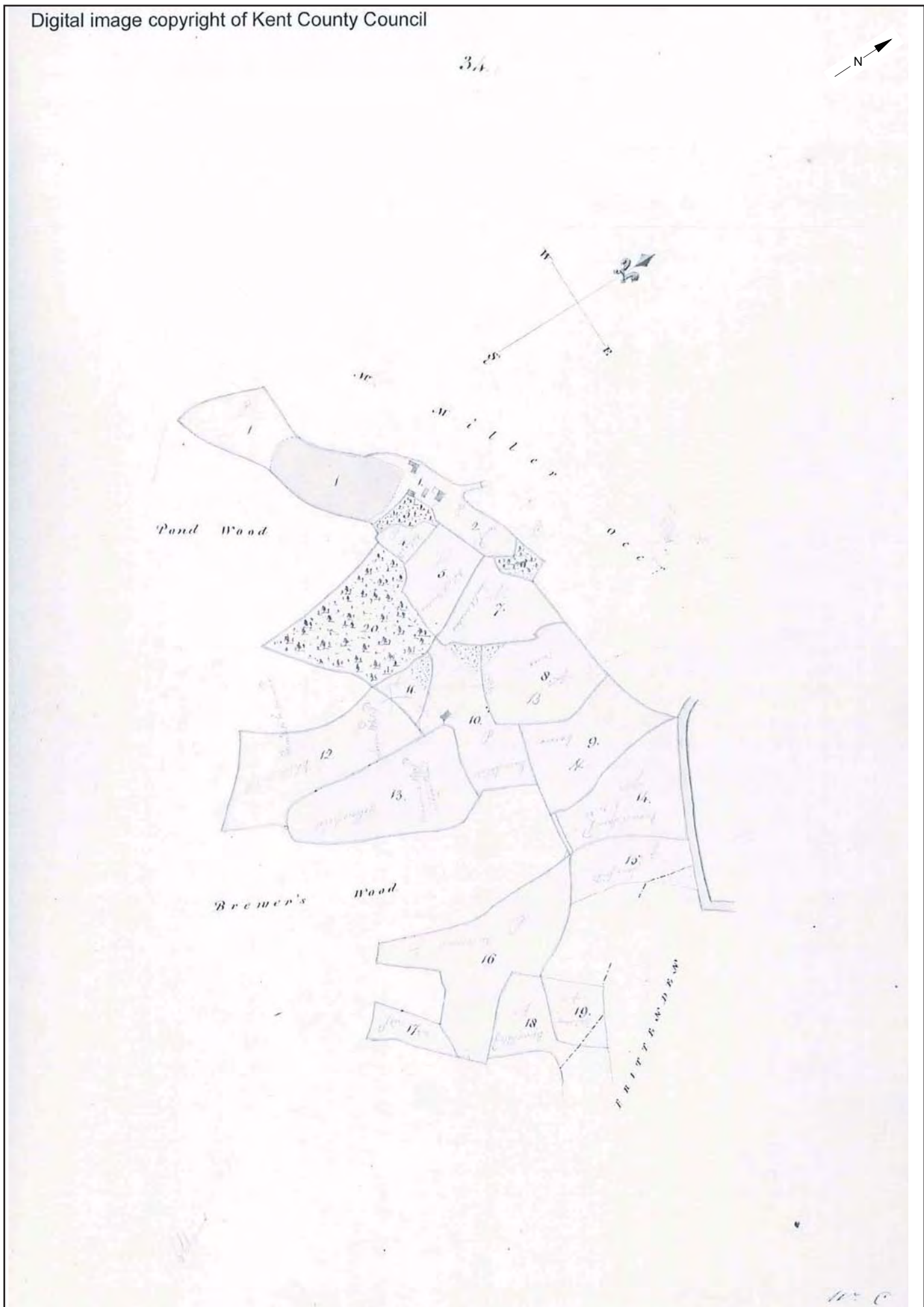


© Archaeology South-East		Hartridge Manor Cottage, Cranbrook, Kent	Fig. 4
Project Ref: 4364	May 2010	1970 1:2500 O.S. map	
Report Ref: 2010075	Drawn by: JC		

29.



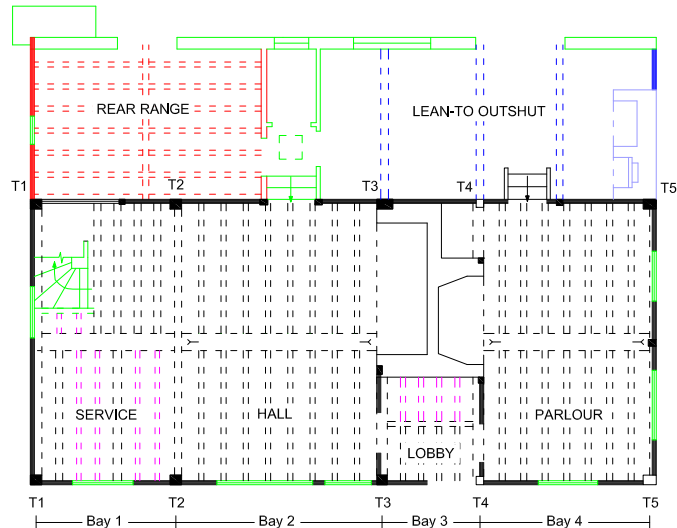
© Archaeology South-East		Hartridge Manor Cottage, Cranbrook, Kent	Fig. 5
Project Ref: 4364	May 2010	Cranbrook Estate Map, c.1810: Hartridge Farm	
Report Ref: 2010075	Drawn by: JC		



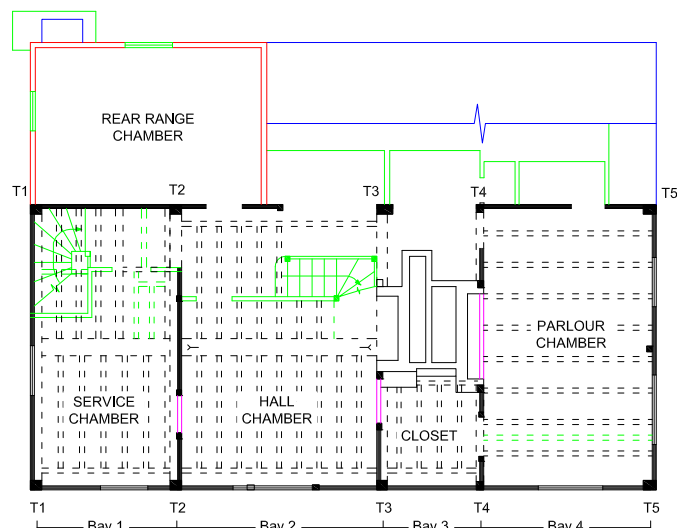
© Archaeology South-East		Hartridge Manor Cottage, Cranbrook, Kent	Fig. 6
Project Ref: 4364	May 2010	Cranbrook Estate Map, c.1810: Hartridge Mill Farm	
Report Ref: 2010075	Drawn by: JC		



© Archaeology South-East		Hartridge Manor Cottage, Cranbrook, Kent	Fig. 7
Project Ref: 4364	May 2010	Plan of plots included in sale, 1897	
Report Ref: 2010075	Drawn by: JC		



GROUND-FLOOR PLAN



FIRST-FLOOR PLAN

- Early-mid 17th century
- 18th century
- Early-mid 19th century
- Late 19th century
- 20th century
- Unknown date





Plate 1

The track leading to Paley Lane with Hartridge Manor Cottage to the right



Plate 2

Hartridge Manor Cottage (right) and Hartridge Mill (far left)



Plate 3

Northern end of rear wall of main range showing headbrace as seen from the rear range



Plate 4

Rear and south elevations
of Hartridge Manor Cottage



Plate 5

Small window (blocked) in
front wall



Plate 6

Trimmer joist in lobby
showing mortices for
earlier stair partition



Plate 7

Hall chamber fireplace and possible stair door to the right



Plate 8

Steps leading from parlour to lean-to outshut



Plate 9

19th-century fireplace and oven in lean-to outshut

Plate 10

Front of chimney stack
showing plain pilaster



Plate 11

Section of original rear roof
showing surviving raking
strut and purlin



APPENDIX 1: LISTED BUILDING DETAILS

IoE Number: 169055

Location: Hartridge Manor, Paley Lane (South Side) Cranbrook, Tunbridge Wells, Kent

Date listed: 09 June 1952

Date of last amendment: 09 June 1952

Grade II

CRANBROOK PALEY LANE, (SOUTH TQ 73 NE SIDE) 3/2059.

Hartridge Manor Farmhouse. C17, clad in C19 and extended in mid and later C19. Timber-framed on wide red brick plinth, tile-hung above. Plain tiled roof, half-hipped with brick ridge stack. 2 storeys. Three windows, regular through the central first floor window is blocked. Tripartite glazing bar sashes. Entrance at rear. L-shaped block with mid C18 2 storey block in angle of L to rear with further wing beyond, (to north-east). Triple-span hipped roofed extension to right (south).

APPENDIX 2: SCHEDULE OF LANDS BELONGING TO HARTRIDGE FARM AND HARTRIDGE MILL FARM, c.1810 (FIGS. 5 & 6)

Hartridge Farm

No.		Acres	Rods	Perches
1	Buildings Yards &c	2	1	5
2	Wood	1	2	6
3	Wood	3	-	6
4		8	-	-
5	Ruffet	1	2	15
6		4	1	1
7		11	-	39
8		4	-	16
9	Barn & Yard [in pencil]	-	1	1
10		3	2	36
11		9	2	-
12		6	2	19
13		4	2	12
14		13	3	29
15		11	-	-
16		8	3	7
17		8	3	39
18		6	-	25
19		15	2	25
20		9	-	38
21	Wood	1	2	27
22		7	1	-
23		8	1	5
24	Shaw	-	2	34
25		5	1	34
26		11	2	20
		162	2	6

	Bounds In Farm			
1	House & Garden	-	3	13
2		1	-	17
3		1	2	8
4		-	1	7
5		1	2	8
		5	1	13
		167	3	19

Hartridge Mill Farm

No.		Acres	Rods	Perches
1	Buildings Pond Yard &c	9	3	2
2		2	-	4
3	Alders	-	3	26
4	Orchard	-	3	-
5		3	1	28
6	Wood	-	2	36
7		4	-	20
8		5	3	23
9		6	-	-
10		6	-	35
11		1	1	25
12		8	2	14
13		8	2	-
14		6	1	24
15		3	1	-
16		9	3	33
17		1	2	36
18		3	-	1
19		1	3	34
20	Wood	7	2	17
		92	-	38

APPENDIX 3: DETAIL OF CRANBROOK TITHE APPORTIONMENT 1868

Hartridge Farm (Owner: Earl Cornwallis; Occupier: David Butler)

No.	Name and Description of Lands and Premises	Quantities			Payable to Appropriator		
		a	r	p	£	s	d
1361	Banky Meadow	6	0	10			
1362	Orchard	4	1	1			
1363	Field	2	3	2			
1364	Ruffet	1	2	15			
1365	Field	0	2	8			
1366	Field	1	1	10	0	17	3
1367	Field	2	0	37			
1368	Wood	1	2	6			
1369	Buildings Yards &c	2	1	5			
1370	Barn Meadow	3	2	36			
1371	Stable Meadow	4	0	16			
1371a	Barn Yard &c	0	1	1			
1372	Part of Banky Meadow	5	0	29			
1373	The Thirteen Acres	11	3	26			
1374	Part of Thirteen Acres	2	0	3			
1375	Summer House Field	4	2	12			
1376	The Eleven Acres	11	0	0			
1381	The Eight Acres	11	2	30			
1381a	The Eight Acre Shaw	1	2	27	3	7	7
1382	Field	6	2	19			
1383	Floodgate Field	7	1	20			
1383a	Part of Floodgate Field	2	0	20			
1384	Field	8	1	5			
1384a	Shaw	0	2	34			
1385	The Seven Acres	7	1	0			
1387	The Brook	5	1	34			
1388	Hazelden	11	2	20			
1409	Bagden Shaw	2	2	32	13	18	6
		130	3	18	18	3	11

Hartridge Mill Farm (Owner: Earl Cornwallis; Occupier: Walter Larkin)

No.	Name and Description of Lands and Premises	Quantities			Payable to Appropriator		
		A	r	p	£	s	d
1401	Buildings Pond Sail Yards &c	5	3	2			
1403	Alders	0	3	26			
1404	Orchard	0	3	0			
1405	House field	2	0	11			
1406	Orchard Meadow	3	1	28			
1407	Saw Pit Meadow	4	0	28			
1408	Wood	0	2	36			
1432	Farthest Lane Field	3	1	0			
1433	Nearest Lane Field	6	1	24			
1434	The Six Acres	6	0	0			
1435	The Five Acres	5	3	23			
1436	Barn Field	6	0	35			
1438	Little Field	1	1	25			
1439	White Field	8	2	14			
1440	Hollow Field	8	2	0			
1441	The Ten Acres	9	3	33			
1441a	The Wood Field	1	2	36			
1443	Part of Six Acres	1	3	34			
1444	Field	0	0	32			
1445	Burnt Hill Field	3	0	1			
		80	3	13	11	2	6

**APPENDIX 4: SCHEDULE OF LANDS PERTAINING TO HARTRIDGE FARM INCLUDED IN
CONVEYANCE OF PROPERTY 1897 (FIG. 7)**

No.		Acres	Rods	Perches
486	Chandler's Hopgarden	5	3	12
487	Chandler's Meadow	8	3	18
488	Shaw	0	3	5
489	Mill Shaw	0	3	0
490	Three Cottages Gardens &c	1	1	23
491	Chandler's Orchard	2	1	18
492	Grubbed Brook	2	2	26
493	Shaw	0	1	37
494	Orchard	1	0	0
495	Apple Orchard	0	2	12
496	House Gardens Buildings &c	0	2	22
497	House Field	3	2	17
498	Calves Field	7	2	39
499	Orchard Hopgarden	4	0	14
500	Bank Field	6	2	31
501	Bank Meadow	5	1	14
502	Barn Yards &c	0	1	24
503	Barn Field	11	1	30
504	Thirteen Acres	13	1	29
506	Floodgate Field	13	2	25
518	Nine Acres	11	0	38
505	Shaw by Road	0	1	45
507	Shaw Stream	0	2	16
508	Acre and One Quarter	1	3	5
509	Pit and Shaw	1	0	6
510	Pond Tail	4	0	27
511	Nabs	0	3	27
512	Plat Adjoining	0	1	25
513	Upper Brook	3	0	31
514	Two Seven Acres	16	2	28
515	Seven Acre Shaw	1	3	37
516	Shaw (Grubbed)	0	2	11
517	Eight Acres	11	3	24
519	Book [Brook?] Hopgarden	2	1	8
520	Hazelden Field	11	3	35
		160	3	8

Head Office
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
Tel: +44(0)1273 426830 Fax:+44(0)1273 420866
email: fau@ucl.ac.uk
Web: www.archaeologyse.co.uk



London Office
Centre for Applied Archaeology
Institute of Archaeology
University College London
31-34 Gordon Square, London, WC1 0PY
Tel: +44(0)20 7679 4778 Fax:+44(0)20 7383 2572
Web: www.ucl.ac.uk/caa

The contracts division of the Centre for Applied Archaeology, University College London 

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