

09 August 2016 at 7.00 pm

Conference Room, Argyle Road, Sevenoaks
Despatched: 01.08.2016



Cabinet

Supplementary Agenda

	Pages	Contact
6. Sevenoaks District Council Local List - APPENDIX 1 of the appendix to the report	(Pages 1 - 332)	Antony Lancaster, Rebecca Lamb Tel: 01732227326/7334

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Asset Number	10008	Asset Class	Building	Agenda Item 6
House Name				
House Number	Whole terrace			
Other Location				
Road Name	Holyoake Terrace			
Conservation Area	Not in any conservation area			

Description

An early example of co-operative housing designed in the period 1903-1906 by Sir Raymond Unwin. Rows of short terraces are set on a regular building line and step down then back up the slope. Modestly scaled and well detailed houses retain much of their original detailing. Terraces are articulated by small gables on pitched roof. Others set gable ends on to the lane. The gable features, fenestration and chimneys set up a rhythm of repeated features long the terraces. Front gardens are enclosed by a well-kept continuous hedge which adds to the verdant character.

Reasons for Inclusion

Holyoake Terrace is an early example of cooperative housing designed by the internationally famous town planner and architect, Sir Raymond Unwin. In Holyoake Terrace the frontages of the houses retain much of their original detailing although there have been alterations. The terrace also retains its original street lamps. The gables, fenestration and chimneys set up a rhythm of repeated features along the terraces which give them a particularly attractive and harmonious unity of character.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10041	Asset Class	Building
House Name	Halfway House Public House		
House Number			
Other Location			
Road Name	London Road		
Conservation Area	Not in any conservation area		

Description

The rear part of the building is timber frame with brick panels and tile hung upper storey. The front part of the building facing onto London Road is a separate and distinct 19th century addition of painted brick with sash windows. This may have been built during the period of railway construction activity.

Reasons for Inclusion

The Sevenoaks Historical Dictionary notes that the Halfway House existed in the 18th century. The rear part of the building survives in what is recognisably its original condition. The front part of the building which is 19th century also retains its original features. The pub is an increasingly rare surviving example of a coaching inn associated with the social and economic history of Sevenoaks.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 14 Important association with the development of the town or its social or cultural history.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10042	Asset Class	Building	Agenda Item 6
House Name	Welham Jones, Funeral Directors			
House Number	156			
Other Location				
Road Name	London Road			
Conservation Area	Not in any conservation area			

Description

Designed by notable local architect Charles Cable, this black and white half- timbered building has a projecting first storey with red brick ground floor and three storey red brick building at the rear. Ornamental down-pipes with decorative features, wooden railed balcony at first floor level on either side.

Reasons for Inclusion

The building forms a distinctive and visually pleasing, corner-piece at the junction of London Road and St Botolph's Road.

Selection Criteria

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10043	Asset Class	Building
House Name	United Reform Church		
House Number			
Other Location			
Road Name	Littlecourt Road		
Conservation Area	Not in any conservation area		

Description

The church was built in 1963. The church hall to the rear, which was originally used as a church, was built in 1941. The church is brick built with nave and aisles and a full height mullioned west window, surmounted by a simple metal spire and cross.

Reasons for Inclusion

The church and church hall are rare examples of 1960s and 1940s public buildings in the town. They have been in continuous use for religious and community purposes since their construction.

Selection Criteria

- 6 Built after 1945. A building of exceptional quality and design.
- 14 Important association with the development of the town or its social or cultural history.



Asset Number	10044	Asset Class	Building	Agenda Item 6
House Name	Lulworth Cottage			
House Number	142			
Other Location				
Road Name	London Road			
Conservation Area	Not in any conservation area			

Description

Ground floor brick built with second storey render, tiled pitched rooves with large overhang on front elevation, leaded windows.

Reasons for Inclusion

Arts and crafts style detached house of great charm retaining all its original external features.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.



Asset Number	10046	Asset Class	Building
House Name	Agenda Item 6		
House Number	Whole Terrace		
Other Location			
Road Name	St Botolph's Avenue		
Conservation Area	Not in any conservation area		

Description

Two storey co-operative housing built in the period 1904-7 designed by Sir Raymond Unwin. Red brick walls and window dressings rendered to the first floor (which) have a tiled canopy over canted bays and doors. The long terraces have constant roof lines to the street whilst the short terraces have small gable features. Chimneys are also part of the street scene. The scale, building and roof lines and limited harmonious range of materials give a unity of character. Shallow front gardens are not generally enclosed. Many original doors within recesses have been retained and add to the historic distinctiveness

Reasons for Inclusion

St Botolph's Avenue is an early example of cooperative housing designed by the internationally famous town planner and architect, Sir Raymond Unwin. His developments were characterised by high quality of materials, workmanship and architectural features, all influenced by the Arts and Crafts Movement. In St Botolph's Avenue the frontages of the terraces survive in their original external condition as do the granite kerbs and sets, pink surfacing and street lamps. The constant roof lines in the long terraces and the repeated gables in the shorter terraces give the whole development a particularly attractive harmony and unity of character.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10047	Asset Class	Building	Agenda Item 6
House Name	Bowerwood House			
House Number	15			
Other Location				
Road Name	St Botolph's Road			
Conservation Area	Not in any conservation area			

Description

Two-storey detached timber-framed house, box-framed with plaster panels, under a half-hipped tiled roof. To left a projecting timber-framed gabled wing, jettied at first floor on carved brackets above a five-light canted bay window; five-light window at first floor. Off-centre entrance with door and four-light window in brick surrounds recessed under plain bressumer with brackets, two and three-light windows above. To right, four-light windows at ground and first floor, then a projecting entrance under a swept down roof. All windows metal casements with leaded lights.

Reasons for Inclusion

This is a substantial 1930s timber-framed house of high quality surviving largely in its original external condition. It was designed by a respected local architect, Charles Cable, and has, since 1930, housed an important scientific collection. The Harrison Institute is a national and internationally recognised scientific 'Centre for Biodiversity Research' housing nearly 60,000 scientific specimens" (largely comprising both recent and fossil small mammals and birds). Jeffrey Harrison, son of the founder Dr James Harrison, was instrumental in establishing the Sevenoaks Wildlife Reserve and visitor centre which is named after him.

Selection Criteria

- 4 Built 1920-1938. An outstanding example of the style of the period.
- 7 Designed by an architect of national or local importance
- 14 Important association with the development of the town or its social or cultural history.
- 13 Association with an important national or local historic figure or event.



Asset Number	10048	Asset Class	Building
House Name	Agenda Item 6		
House Number	43		
Other Location			
Road Name	St Botolph's Road		
Conservation Area	The Vine Conservation Area		

Description

Detached cottage-style house of one and a half storeys, painted brick with tiled roof. Off-centre gabled brick porch with panelled door under cambered brick head. To left is five-light canted flat-roofed bay window and small window under eaves. Above and to left of porch is two-light hipped dormer window with cill at plate level. To right is two-storey gabled, tile-hung bay with three-light casements at ground and first floor. All windows iron-framed leaded casements.

Reasons for Inclusion

A particularly attractive 1920s cottage-style house surviving largely in its original external condition.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.



Asset Number	10050	Asset Class	Building	Agenda Item 6
House Name	Bishop's Lodge			
House Number	48			
Other Location				
Road Name	St Botolph's Road			
Conservation Area	The Vine Conservation Area			

Description

Detached house, two-storey and attics. Mostly rendered front with tile roof. Entrance porch with square pillars and side balustrades under hipped tile roof carried on dentilled brick cornice. To left ground floor, a four-light casement window with small-paned fanlights under cambered head. First floor windows small-paned casements. To right hand is narrow projecting gabled wing flanked by tall rectangular rendered chimneys with unusual heads having rendered swag motifs in the panels formed by brick pilasters and moulded brick cornice. Gutters supported by decorative metal brackets.

Reasons for Inclusion

One of six remaining Edwardian houses (1904/8) - the first developments - on St Botolph's Road. Number 48 is a substantial building of high quality surviving largely in its original external condition. Particular decorative features include attractive and unusual chimney heads. It has been the residence of the bishops of Tonbridge since 1969.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10051	Asset Class	Building
House Name	Agenda Item 6		
House Number	34 and 36		
Other Location			
Road Name	St Botolph's Road		
Conservation Area	The Vine Conservation Area		

Description

Two large detached villas of the same design. Two and three-storey with basements, red brick with tile rooves. Front has projecting canted wing under tile-hung gable on brackets. Ground floor casements under flat heads; first floor has 'Venetian' style three-light window recessed under cambered brick arch. Gable has small-paned three-light 'Venetian' style oriel on brackets. Main entrance door original, half-glazed under cambered brick surround. Gabled wing canted at 45 degrees on north corner.

Reasons for Inclusion

Two of the six remaining Edwardian (1904/06) houses - the first developments - on St Botolph's Road. Both are of similar design and substantial buildings of high quality surviving largely in their original external condition. Particular decorative features of front canted elevations include: gable on brackets, first floor venetian-style window under brick arch and an oriel venetian-style window on brackets in the gable. Both houses also feature a gable wing angled at 45 degrees, presumably designed to capture the view towards the Downs.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10052	Asset Class	Building	Agenda Item 6
House Name				
House Number	30 and 32			
Other Location				
Road Name	St Botolph's Road			
Conservation Area	The Vine Conservation Area			

Description

Two detached villas of the same design, two and three storeys. Red brick ground floor, tile-hung and rendered first floor and hipped and gabled tiled roof. North front has three-storey projecting gabled wing to left side, with two-storey rectangular timbered bay windows, five-light with single lights to sides, lower window having transoms and fanlights. Jettied gable on brackets, rendered with three-light 'Venetian' style window and timber-studded apex. To right is canted brick porch with recessed, three-centred arched half-glazed door. Right hand corner has two-storey bay under hipped roof around corner, similar window styles as front bay. First floor windows small-paned casements.

Reasons for Inclusion

Two of the six remaining Edwardian (1904) houses - the first developments - on St Botolph's Road. Both are of similar design and substantial buildings of high quality surviving largely in their original external condition. Particular decorative features of front elevations include: jettied gable on brackets with venetian-style window, and first and second storey decorated rectangular wooden bay windows. Both houses also feature a wing angled at 45 degrees.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10053	Asset Class	Street Furniture
House Name	Agenda Item 6		
House Number			
Other Location	Junction of St Botolph's Road and London Road		
Road Name	St Botolph's Road		
Conservation Area	Not in any conservation area		

Description

The horse trough is constructed of some form of polished monumental stone, possibly marble, and supported on blocks. It bears the inscription 'Presented to the Town of Sevenoaks 1904 by Alfred St George MacAdam Laurie Esq JP CC, Chairman Sevenoaks Urban District Council'. It currently serves as a decorative planter.

Reasons for Inclusion

The horse trough is attractive and monumental rather than merely functional. It is a decorative and distinctive streetscape feature of this junction. It also has a historic association with the town having been presented by a past Chairman of the Sevenoaks Urban District Council.

Selection Criteria

- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 14 Important association with the development of the town or its social or cultural history.
- 19 A rare surviving example of street furniture that contributes positively to the local area.
- 13 Association with an important national or local historic figure or event.



Asset Number	10054	Asset Class	Building	Agenda Item 6
House Name	Clevelands			
House Number	28			
Other Location				
Road Name	St Botolph's Road			
Conservation Area	The Vine Conservation Area			

Description

Large detached villa, two-storey and dormers. Red brick with hipped tiled roof. North front has projecting gabled wing to left, with two-storey tile-hung canted bay with five lights, the ground floor window having transoms and fanlights. The upper part of the gable is tile-hung, with a two-light window; lower part projects out as a low pent roof with deep, bracketed eaves over the bay. Right hand corner has tile-hung two-storey bay under hipped roof around the corner. All small-paned timber casements.

Reasons for Inclusion

One of the six remaining Edwardian houses - the first developments - on St Botolph's Road. Number 28 is a substantial building of high quality surviving largely in its original external condition.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10055	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Near to Vine end of St Botolph's Road		
Road Name	St Botolph's Road		
Conservation Area	The Vine Conservation Area		

Description

The two boundary markers which are located at the Vine end of St Botolph's Road have worn inscriptions indicating that they were probably the boundary markers placed there around 1869 by the Trustees of St Botolph's without Bishopsgate, to mark the boundary of the estate. They are made of cast iron which appears to have been infilled with concrete. They are in poor condition. One is near the bus stop. It has had a cast iron attachment to the front panel which is now missing save for the last vestige of it which can be seen at the bottom with the letter 'P' on it and also what is probably the next letter 'H' disappearing into the pavement. The other is at the junction of St Botolph's Road with Pound Lane. It is of similar construction but has two pieces of the cast iron attachment remaining, one at the top and one at the bottom of the front panel. It appears to have had 3 vertical lines going from top to bottom. The only remains of the first line are on the bottom piece with the letters 'OLPH'. The second line has the letter 'B' on the top piece and the letters 'SGATE' on the bottom piece. The third line only has the numbers '71' on the bottom piece.

Reasons for Inclusion

These historic boundary markers dating from around 1871 though in poor condition, mark the boundaries of the St Botolph's estate and provide a direct link to the Trustees of St Botolph's without Bishopsgate who originally bought the land in 1654.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.



Asset Number	10056	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Free-standing outside No 33 St Botolph's Road			
Road Name	St Botolph's Road			
Conservation Area	The Vine Conservation Area			

Description

Rare Victorian 'V.R' marked Letter Post Box. Free-standing set in brick column outside No 33 with concrete capping. Still in use. May originally have been set in a wall as the current brickwork and cap look more recent.

Reasons for Inclusion

Rare surviving example of a VR marked post box which is still in use.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10057	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Bounding properties at the West end of St Botolph's Road		
Road Name	St Botolph's Road		
Conservation Area	Not in any conservation area		

Description

Continuous iron railings punctuated by gate posts and fixing posts run on both sides of the western reaches of St Botolph's Road. They are hidden in some places by hedges or other vegetation.

On the north side, they run from No. 15 'Bowerwood House' up to No. 21 The Amherst Medical Centre. They include iron gates with more impressive gate posts at 'Bowerwood House' (where they are partly painted white), an iron pedestrian gateway into the woodland (albeit hidden by the hedge) and an iron pedestrian gateway to the Medical Centre.

On the south side of the road, the railings run from No. 4 up to No. 18, the latter having an iron gateway with impressive iron posts

Reasons for Inclusion

Iron railings and gate posts of simple uniform design mark the boundaries of properties along the western end of St Botolph's Road. They appear to be the original railings which must have been adopted by developers of successive plots between 1904 and into the 1930s. They give a feeling of unity to the development and have been retained to good effect where plots such as that now occupied by the Amherst Medical Centre have been redeveloped.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10058	Asset Class	Building	Agenda Item 6
House Name	United Reform Church			
House Number				
Other Location				
Road Name	St John's Road			
Conservation Area	Not in any conservation area			

Description

Built in the gothic style in 1865 of Kentish ragstone. Architect J Jarring. Remodelled internally in 1991. Tall tower, mature landscaping and surrounding ragstone walls. The tower incorporates an attractive clock face

Reasons for Inclusion

The church provides a landmark feature by virtue of the height of its tower and mature landscaping, its elevated position, its location at a junction from which a number of streets radiate and the use of ragstone for the building and its surrounding walls. The church is also of importance in the history of the development of nonconformism in Sevenoaks.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.

17 Significant landmark building, folly or curiosity.



Asset Number	10059	Asset Class	Building
House Name	Agenda Item 6		
House Number	2-4		
Other Location			
Road Name	St John's Road		
Conservation Area	Not in any conservation area		

Description

Two storey with basements. Decorative features include pedimented windows, heavy quoins, arched doorways, corbels and attractive colonnaded and stuccoed front walls.

Reasons for Inclusion

A pair of handsome semi-detached late 19th century stuccoed villas of a quality and style rare in Sevenoaks.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.



Asset Number	10060	Asset Class	Building	Agenda Item 6
House Name				
House Number	10			
Other Location				
Road Name	St John's Road			
Conservation Area	Not in any conservation area			

Description

Two storey double fronted detached villa in yellow brick built in late 1860s. Columned and stuccoed porch. Decorative brickwork and keystones over windows. Tripartite sash windows.

Reasons for Inclusion

Attractive and distinctive double fronted Victorian villa, well proportioned and set back from the road behind a brick wall surmounted by original iron railings.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.



Asset Number	10062	Asset Class	Building
House Name	Agenda Item 6		
House Number	62-76		
Other Location			
Road Name	St John's Road		
Conservation Area	Not in any conservation area		

Description

Pairs of three storey stuccoed semi-detached villas built in 1860s with basements set back from the road behind deeper front gardens. The height of the buildings over the semi-basements raises the front elevations to give a greater scale than neighbouring development. Decorative features include pedimented windows, quoins, corbelled sills and decorative tiles under the eaves.

Numbers 62/64 and 66/68 have retained stuccoed gate posts and low stuccoed walls surmounted by railings.

Reasons for Inclusion

Fine early examples of speculative housing constructed to take advantage of the proximity of Bat and Ball railway station serving the London, Chatham and Dover railway line. The houses retain their original external features and the group of four pairs make an important contribution to the street scene and an important link with the early development of Sevenoaks as a commuter town.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

15 Important association with the history of Sevenoaks's economic development.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10064	Asset Class	Building	Agenda Item 6
House Name				
House Number	11 & 13			
Other Location				
Road Name	St John's Road			
Conservation Area	Not in any conservation area			

Description

Pair of semi-detached villas, two-storey. Yellow brick (No.13 painted) with raised plat band at first floor level. Low-pitched hipped slate roof with deep bracketed eaves. Side entrances. Each house has double-height canted bay and one sash window with moulded surround on each floor. Original pattern timber sash windows. Plaque reads 'St John's Villas'.

Reasons for Inclusion

These two Victorian semi-detached houses retain their original external features including attractive side entrances. They stand out and make a positive contribution to the townscape in part because they are of a more imposing scale than some of the neighbouring cottages of the same period.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10067	Asset Class	Building
House Name	The Old Library		
House Number			
Other Location			
Road Name	The Drive		
Conservation Area	The Vine Conservation Area		

Description

Architect Edward Evans Cronk of Pall Mall and Sevenoaks. Eclectic design, Jacobean in flavour with borrowings from 17c and later. Two storey, in red brick with stone dressings. Street front ground floor has two mullioned and transomed four-light windows in stone. Central stone pilaster with foliate capital supports the base of large mullioned and transomed, canted oriel window with ogee lead roof at first floor. Head and base of oriel have moulded stone cornices which extend across the front as cornice and plat band. Above is double-stepped scrolled gable with finial and shield in centre with seven acorn (Sevenoaks) motif. Entrance bay on west side with semicircular gable and circular stone decorative feature. Ogee lead roof over with elaborate weather vane. Mullioned and transomed window to first floor. Recessed double entrance doors, top half glazed; elaborate stone surround; round columns with foliate capitals support simple stone brackets topped by scrolled, rounded broken pediment with ball finial. Inside is plaque commemorating the generosity of both benefactors and some good stained glass.

Reasons for Inclusion

An Edwardian (1905) public building of handsome and unusual design retaining its original features in the street elevation. The building was constructed as a public library and museum with a gift of £3000 from the Scottish-American philanthropist Andrew Carnegie on land donated by local benefactor Henry Swaffield. It was designed by architect Edward Evans Cronk of Pall Mall and Sevenoaks.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

13 Association with an important national or local historic figure or event.



Asset Number	10068	Asset Class	Building	Agenda Item 6
House Name	Cornwall Hall			
House Number				
Other Location				
Road Name	The Drive			
Conservation Area	The Vine Conservation Area			

Description

The gift of Henry Swaffield. Architects Potter and Harvey. Constructed in local ragstone with Bath stone dressings. Shouldered semicircular moulded stone surrounds to entrance door and adjacent three-light mullioned casement window. First floor has a six-light mullioned and double transomed window, canted five-light oriel and three-light mullioned window under continuous drip mould. Three-light window in gable. These windows have leaded lights with shouldered semicircular heads. Inside, the hall has open timber roof, tie beams with queen posts and curved braces to upper ties supporting small king posts and curved struts. Large decorated round-headed window at east end above panelled timber gallery.

Reasons for Inclusion

A public building gifted to the town in 1906 by Henry Swaffield which was used as a hospital for soldiers from the Western Front during World War I. Together with the Retreat Almshouses (Grade II listed) and the Methodist church it forms part of an important group of buildings of similar construction at the eastern end of The Drive. Built in Kentish ragstone with Bath stone dressings in a neo-Tudor style.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10069	Asset Class	Building
House Name	Methodist Church		
House Number			
Other Location			
Road Name	The Drive		
Conservation Area	The Vine Conservation Area		

Description

Built in 1903/4 with a generous donation from Henry Swaffield. Architect James Weir. In the Decorated style using local ragstone and Bath stone dressings. Main nave plus single-storey side aisles. Entrance on north-east corner via buttressed tower with finials and stone-faced octagonal spire. In 2010, a new glass vestibule was added to the front of the building.

Reasons for Inclusion

One of the defining landmarks of The Drive, the church with its prominent spire – unusual in a Methodist church - stands out as an attractive feature at the summit of the road. Together with the Retreat Almshouses (Grade II listed) and the Cornwall Hall it forms part of an important group of buildings of similar construction.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10071	Asset Class	Building	Agenda Item 6
House Name				
House Number	22			
Other Location				
Road Name	The Drive			
Conservation Area	The Vine Conservation Area			

Description

Detached house built in 1909, two-storey with attics. Red brick ground floor, pebble-dashed first floor and steep-pitched tiled roof with decorative ridge tiles and finials. Gabled crosswing to left has m & t small-paned casement bay windows to ground and first floors and two-light casement above. Off-centre recessed entrance under semicircular brick arch with tall three-light m & t (staircase) window above and canted bay to right. Flat-roofed three-light dormer.

Reasons for Inclusion

A substantial and attractive Edwardian house retaining its original external features. It is prominent because of its size and height in the group of buildings which contribute to the character of this part of the Vine Conservation Area.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10072	Asset Class	Building
House Name	Agenda Item 6		
House Number	20		
Other Location			
Road Name	The Drive		
Conservation Area	The Vine Conservation Area		

Description

Formerly named Buena Vista this detached house was designed by the noted local architect Percy Potter who lived there from 1904 when the house was built. Two-storeys and attic, extended to left. Red brick with half-hipped tile roof. Main feature is prominent, broad tile-hung gable (now in centre). To left under gable is a double-height rectangular bay window, six-light leaded casements to ground floor, five-light to first floor. Ground floor bay top, with modillion-type cornice, extended to right as veranda above recessed entrance. Cornice repeated at eaves level. Six-light oriel on brackets centrally placed under jettied gable apex. To right is a two-light dormer window with concave head.

Reasons for Inclusion

Detached Edwardian house which although extended on the left has been done in a sympathetic manner and the facade retains its original attractive features. Together with many other houses of this period in The Drive it further contributes to the harmonious development of this part of the Vine Conservation Area.

Selection Criteria

- 3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10073	Asset Class	Building	Agenda Item 6
House Name				
House Number	6			
Other Location				
Road Name	The Drive			
Conservation Area	The Vine Conservation Area			

Description

Two-storey detached house built in 1903/4. Red brick with fancy tile hanging to first floor and tiled roof. Tiled entrance canopy; sash window above with side glazing bars. Ground floor left side has timber mullioned and transomed window with rubbed brick head; canted timber oriel above with finial. Right hand wing has double height mullioned and transomed rectangular bay with fancy timber-framing under first floor window. Decorative brick chimneys.

Reasons for Inclusion

Detached Edwardian house with interesting and decorative facade retaining its original features. Together with many other houses of this period in The Drive it further contributes to the harmonious development of this part of the Vine Conservation Area.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10076	Asset Class	Building
House Name	Agenda Item 6		
House Number	5 and 7		
Other Location			
Road Name	The Drive		
Conservation Area	The Vine Conservation Area		

Description

Pair of mirror-image semi-detached houses built in 1905, two-storey with attics. Red brick ground floor, rendered first, hipped tiled roof with central ridge stack. Front doors have oval light over two fielded panels, under flat roofed canopy with moulded cornice, supported on a single round column and extended to form roof of timber mullioned and transomed bay window. One three-light casement and one four-light oriel at first floor with a four-light flat-roof dormer above. All windows have rectangular leaded lights. Garage additions on either side do not enhance the appearance of these properties.

Reasons for Inclusion

Part of a succession of semi-detached and detached houses built between 1903 and 1916 in differing styles rising up along both sides of The Drive (including Nos. 2, 4, 5, 7, 8, 10, 12, 13, 14, 16, 18, 19, 21, 24, 26, 27, 29, 31, 32, 33, 34, 36, 38, 40, 42, 43, 44, 45, 47, 58, 64) These houses, mostly retaining their original external features, individually and collectively contribute to the group of buildings whose harmonious diversity of early 20th century architectural styles distinguishes the character of this part of the Vine Conservation Area.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10079	Asset Class	Building	Agenda Item 6
House Name				
House Number	13			
Other Location				
Road Name	The Drive			
Conservation Area	The Vine Conservation Area			

Description

Detached two-storey house built in 1903/4, red brick under hipped tiled roof with boxed-in eaves. Semicircular headed brick arched entrance on The Drive with recessed door. Narrow single-pane sash windows. Slightly projecting double-height brick bay with bargeboarded gable, two sash windows at ground floor, plat band, mullioned and transomed oriel on two brackets at first floor. Main entrance on west side of the house facing the garden set between two bay windows surmounted by wooden balcony.

Reasons for Inclusion

Part of a succession of semi-detached and detached houses built between 1903 and 1916 in differing styles rising up along both sides of The Drive. These houses, mostly retaining their original external features, individually and collectively contribute to the group of buildings whose harmonious diversity of early 20th century architectural styles distinguishes the character of this part of the Vine Conservation Area

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10083	Asset Class	Building
House Name	Agenda Item 6		
House Number	19 and 21		
Other Location			
Road Name	The Drive		
Conservation Area	The Vine Conservation Area		

Description

Pair of large semi-detached houses built in 1912, two storeys and attics. Red brick and pebbledash, gabled tiled rooves. Each house has wide timber-framed gable projecting over first floor balcony and bay window. Ground floor, part-glazed door with side lights and fanlights under wide three-centred brick arch. Mullioned and transomed bay window, the upper lights with glazing bars. First floor has timber balcony above the entrance, supported on three columns, with part-glazed door, and mullioned and transomed bay window over that on the ground floor.

Reasons for Inclusion

Part of a succession of semi-detached and detached houses built between 1903 and 1916 in differing styles rising up along both sides of The Drive (including Nos. 2, 4, 5, 7, 8, 10, 12, 13, 14, 16, 18, 19, 21, 24, 26, 27, 29, 31, 32, 33, 34, 36, 38, 40, 42, 43, 44, 45, 47, 58, 64) These houses, mostly retaining their original external features, individually and collectively contribute to the group of buildings whose harmonious diversity of early 20th century architectural styles distinguishes the character of this part of the Vine Conservation Area

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10094	Asset Class	Building	Agenda Item 6
House Name				
House Number	47			
Other Location				
Road Name	The Drive			
Conservation Area	The Vine Conservation Area			

Description

Two-storey red brick and tile hung villa (1912) with unusual turreted window at ground floor corner.

Reasons for Inclusion

Part of a succession of semi-detached and detached houses built between 1903 and 1916 in differing styles rising up along both sides of The Drive (including Nos. 2, 4, 5, 7, 8, 10, 12, 13, 14, 16, 18, 19, 21, 24, 26, 27, 29, 31, 32, 33, 34, 36, 38, 40, 42, 43, 44, 45, 47, 58, 64) These houses, mostly retaining their original external features, individually and collectively contribute to the group of buildings whose harmonious diversity of early 20th century architectural styles distinguishes the character of this part of the Vine Conservation Area. The unusual turreted window makes this house worthy of local listing.

Selection Criteria

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10095	Asset Class	Building
House Name	Agenda Item 6		
House Number	58		
Other Location			
Road Name	The Drive		
Conservation Area	The Vine Conservation Area		

Description

Detached house built in 1914, rendered at ground floor level and tile hung at first floor. Prominent central gable with hipped roof. First floor cantilever out over seven light leaded bay window at ground floor. Steps lead to double front door under first floor dormer window.

Reasons for Inclusion

Part of a succession of semi-detached and detached houses built between 1903 and 1916 in differing styles rising up along both sides of The Drive. These houses, mostly retaining their original external features, individually and collectively contribute to the group of buildings whose harmonious diversity of early 20th century architectural styles distinguishes the character of this part of the Vine Conservation Area. No 58 has an attractive front facade and side elevation, which can be seen from further down the road and lovely detailing in the window catches.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area. 3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.



Asset Number	10096	Asset Class	Building	Agenda Item 6
House Name				
House Number	64			
Other Location				
Road Name	The Drive			
Conservation Area	The Vine Conservation Area			

Description

Detached house built in 1908, two-storey, with asymmetrical double-gabled front. Red brick ground floor with black and white timbered first floor and gables, tiled roof. RHS recessed part-glazed door with side windows under cambered brick head, a two-light casement above. LHS a rectangular seven-light m & t bay window under pent tiled roof, four-light casement above. Diamond pattern leaded lights to all windows.

Reasons for Inclusion

Part of a succession of semi-detached and detached houses built between 1903 and 1916 in differing styles rising up along both sides of The Drive (including Nos. 2, 4, 5, 7, 8, 10, 12, 13, 14, 16, 18, 19, 21, 24, 26, 27, 29, 31, 32, 33, 34, 36, 38, 40, 42, 43, 44, 45, 47, 58, 64) These houses, mostly retaining their original external features, individually and collectively contribute to the group of buildings whose harmonious diversity of early 20th century architectural styles distinguishes the character of this part of the Vine Conservation Area

Selection Criteria

7 Designed by an architect of national or local importance

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10099	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Railings outside 9-19 and 21-23		
Road Name	Argyle Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

There are two groups of Victorian Terraces on the east side of Argyle Road, and the railings for both groups seem to be original, most being painted black and some white, and set on top of a low wall surrounding small front gardens.

Reasons for Inclusion

These original railings to the terraced houses on the east side of Argyle Road present a unified front, even though only one of the terraces satisfies other criteria. The wrought iron work is attractive and each terrace has its own pattern

Selection Criteria

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10101	Asset Class	Building	Agenda Item 6
House Name	Army Cadet Drill Hall			
House Number				
Other Location	on the bend of Argyle road between nos. 20 and 22			
Road Name	Argyle Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

The drill hall was built in 1898 in honour of Queen Victoria's Diamond Jubilee and was used by the 1st Battalion of the Royal West Kent Regiment. In the Second World War it was used as a drill hall for the Home Guard and subsequently for the Kent Army Cadet force and the ATC (Air Training Corps). It has also been a venue for dramatic productions, musicals and used as an auction room. It is a single story hall made of red brick, many individually made and built in English bond, in contrast to the stretcher bond of the attached two storey house. It has (? asbestos tiled) hipped roof. The front has no windows but is divided into three arched and recessed bays with contrasting keystones. Each is framed by raised rustic pilasters, and dentilled cornices, with double doors in the centre arch.

No 20 Argyle road is attached to the drill hall and was built in 1898 to accommodate the Sergeant instructor. Two storey red brick (stretcher bond) with a slate roofed canted bay to the left, a wide centre archway leading through to the rear, and three further windows on each floor to the right, plus one above the archway. Replacement windows.

Reasons for Inclusion

The drill hall is a community building of historic interest and is a solid red brick structure with interesting architectural detail. It seems strange that the recessed arches in the front elevation contain no windows, so that the whole building is without natural daylight. Later additions to the left hand side detract somewhat from the original build. No. 20 Argyle road is attached to and an integral part of the drill hall complex. Historically interesting as it was specially built for the Sergeant Instructor. Though architecturally not inspiring, and having replacement windows, it is still part of the history of the local community.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10106	Asset Class	Street Furniture
House Name			
House Number			
Other Location	(Outside) 37, (outside) 63 and (outside) 83		
Road Name	Clarendon Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Outside Nos. 37, 63 and 83 Clarendon Road there are three old original (? Victorian) street gas lamp standards in black and in relatively good condition.

Reasons for Inclusion

A particular feature of Clarendon Road are three original street gas lamp standards in quite good condition.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10107	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	(Outside) 65-83 (odd)			
Road Name	Clarendon Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Outside odd-numbered houses 65-83 Clarendon Road there are some original stone setts along the edge of the road. Not all easily visible. But this part of Clarendon Road has not yet been covered with tarmac. There must probably be the same original setts further up the road which have already been covered over.

Reasons for Inclusion

A distinctive line of historic setts in the road, some very visible, others less so.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10108	Asset Class	Building
House Name	Full Point		
House Number	17		
Other Location			
Road Name	Clarendon Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Full Point in Clarendon Road is a modern architect-designed two-storey detached house built in 1955. It is not visible from the road. It was designed and built by the architect Desmond Wyeth (deceased 2011) for himself and his wife, Evelyn Crickshank, in collaboration with Denzil Jenkins, one of the architects responsible for the Festival Hall in London. The land was sold to them by the then owners of the large neighbouring Grade II listed Lynch House. It is a split-level house with a flat roof. The ground floor (mainly bedrooms) is in brick; the first floor (mainly reception rooms and kitchen) is timber clad. The porch and front door (to the first floor) are accessed by a wooden bridge. The property is separated from the road by a brick curtain (concave) wall, approx. 12 feet high.

Reasons for Inclusion

Full Point is an original and somewhat unusual architect-designed house. It was designed and built by the architect, Desmond Wyeth in collaboration with one of the architects involved with the Festival Hall in London. The small plot of land was bought from Lynch House, next door. Desmond Wyeth lived here with his wife until his death in 2011. His wife still lives here. It is a unique design - half brick and half wood - and fits perfectly into the small and steeply inclined plot. As far as we know it remains as it was when first built. Two interesting features are the wooden approach bridge to the front door (split-level) and the high brick curtain wall which makes the house invisible from the road.

Selection Criteria

- 6 Built after 1945. A building of exceptional quality and design.
- 7 Designed by an architect of national or local importance
- 9 Example of a style of building unique to the local area.



Asset Number	10110	Asset Class	Building	Agenda Item 6
House Name	Pennard Vets			
House Number	5			
Other Location	First house on south side after Council offices			
Road Name	Eardley Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Victorian detached villa built between 1881 and 1895, still used as veterinary business, but with two flats on the upper floors. Two storeys plus attics. Red brick with stone details. High pitched slate roof with dentilled brick cornice and stone corbels. Large stone porch with semi-circular moulded stone arch and pilasters, ornamental keystone and sash window above. Projecting gabled wing to RHS with two storey canted bay windows, topped by flat roof with shallow brick balustrade. Moulded stone heads to all windows; pair of casement windows set in double stepped corbelled gable above. First floor moulded stone string at cill level and deep plat band at window head level, continued across whole facade. To left of porch is large entry (carriage entrance?) through to rear with two sash windows over. On top floor one single sash dormer and one double. All windows except ground floor bay and windows in gable have multi-pane top sashes over single pane lower sashes.

Reasons for Inclusion

This is the most substantial detached house on the south side of the road, and has been used as a veterinary clinic, originally called Pennard House, since 1895. Such long term specialist use is unusual and an important facility in the area. The design, with its elaborate porch and double width doors, emphasises its grandeur and importance. It had its own carriage entrance, presumably leading to stables at the back.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10114	Asset Class	Street Furniture
House Name	Agenda Item 6		
House Number			
Other Location	pavement outside nos. 17-29		
Road Name	Eardley Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

raised pavement with replacement railings of a later date. Red brick construction with darker brick bull-nosed edging.

Reasons for Inclusion

The raised pavement is an unusual feature of the south side of the road, but only extends between nos. 17 and 19, presumably because they were set higher than the other houses . This arrangement may be contemporary with the buildings, and it adds character to Eardley Road

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
 17 Significant landmark building, folly or curiosity.



Asset Number	10117	Asset Class	Building	Agenda Item 6
House Name				
House Number	23			
Other Location				
Road Name	Eardley Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

A pair of tall semi-detached villas built between 1870 and 1890. No 23 was originally called Tusculum Villa and was occupied in 1894 by H G Wells while writing the Time Machine. There is a blue plaque to that effect. There are recessed side entrances with semi circular headed doorways with shallow slated rooves above. Each property has canted bay windows with flat rooves and dentilled courses in contrasting brick above the upper windows and under eaves. Windows are original large pane sash windows. The gables each have a small sash window with an arched top, and both properties have elaborate carved bargeboards.

Reasons for Inclusion

One of a pair (23&25) of imposing Victorian semis, surviving in good condition, with a historic resident, H.G. Wells who wrote his first book (The Time Machine) while living in number 23. Although they have elaborate contrasting brickwork and barge boards and are part of a group which enhances the appearance of the south side of Eardley road, number 23 is proposed for selection on the basis of its historic association alone.

Selection Criteria

13 Association with an important national or local historic figure or event.



Asset Number	10102	Asset Class	Building
House Name	St Luke's parish church		
House Number			
Other Location	between Nos. 28 and 38		
Road Name	Eardley Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

St Luke's church was built piecemeal in the grounds of Emily Jackson House between 1903 and 1958 as a daughter church of St Mary's Kippington, to replace a temporary meeting house in Granville road. It did not become an independent church until 1998, when various improvements to the church offices were also added (designed by Malcolm Green). It has a two storey nave with single-storey side aisles, wide gable entrance porch and lobby at west end, and projecting gabled transept. Of red brick construction with concrete tiles. Plain brick pilasters and buttresses divide the bays. Two and three-light lancet windows in the Gothick style, with stone mullions and surrounds. Transept and east end have brick piers at corners, with stone caps. Its Jacobean pulpit was originally at Lynsted.

Reasons for Inclusion

Having been added to over a number of years by different architects, the church has a slightly jumbled appearance and lacks 'presence'. However its foundation is of historical and social importance because of the link with St Mary's Kippington, which was a very large parish bisected by the railway. In 1878 a small 'iron church' was erected in Granville road to accommodate worshippers while St. Mary's was being built, and this subsequently became the meeting house for the Granville side of the Kippington parish. St. Luke's replaced it in 1903-4. It is a significant landmark in this otherwise residential road and all 3 stages of building were architect designed by :1) John Thomas Lee (1903/4) 2) (Percy) Potter and Harvey (1908/13)3) Frederick R Pite. (late 1950's)

Selection Criteria

- 7 Designed by an architect of national or local importance
- 14 Important association with the development of the town or its social or cultural history.
- 17 Significant landmark building, folly or curiosity.



Asset Number	10124	Asset Class	Building	Agenda Item 6
House Name	Vine Evangelical Church			
House Number				
Other Location				
Road Name	Hitchen Hatch Lane			
Conservation Area	The Vine Conservation Area			

Description

Tall two-storey building built 1869/70, plain frontage with mix of yellow and red brick. Four windows to each floor with cambered yellow brick heads but plastic windows, marginal interest. Front extension is not sympathetic with original structure.

Reasons for Inclusion

The Vine Evangelical church of 1869-1870 is in a prominent position although the extension at front and side porch are not sympathetic to original structure. Viewed by Sevenoaks District Council Council as a dominant (important) townscape feature. On Vine Conservation Map as contributing to character of Area

Selection Criteria

14 Important association with the development of the town or its social or cultural history.

17 Significant landmark building, folly or curiosity.



Asset Number	10126	Asset Class	Building
House Name			
House Number	16, 18, 20		
Other Location			
Road Name	Hitchen Hatch Lane		
Conservation Area	Not in any conservation area		

Description

Terrace of three houses built in 1870s in classical style. Two-storey, stucco with raised band at first floor level, slate roof hipped at each end. Recessed part-glazed panelled doors under segmental-headed arch with raised keystones. Ground floor, wide sash windows with side lights. First floor, each house has one two-pane sash window and one three-pane sash window. All as original. All front doors are apparently original.

Reasons for Inclusion

One of a continuous row of well-preserved and reasonably original late Victorian houses in a variety of styles.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10128	Asset Class	Building	Agenda Item 6
House Name				
House Number	24, 26, 28			
Other Location				
Road Name	Hitchen Hatch Lane			
Conservation Area	Not in any conservation area			

Description

Terrace of three two-storey houses built in 1870s. White painted rendered ground floor with raised plat band at first floor level; yellow brick first floor; concrete tiled rooves. Rusticated quoins at corners and around doors. Double dentilled eaves cornice with red brick band below, incorporating first floor window heads, with contrasting keystones. Each house has a canted bay with rusticated keystones (except No 24) and bracketed cills, and at first floor a pair of sash windows. All windows original pattern divided sashes with horns.

Reasons for Inclusion

A terrace of three house built between 1870 and 1880 has many original features.Part of a continuous row of well preserved and reasonably original houses of a similar age

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10135	Asset Class	Building
House Name	Carrick Grange Lodge		
House Number			
Other Location			
Road Name	Hitchen Hatch Lane		
Conservation Area	Not in any conservation area		

Description

Two-storey L-shaped lodge, later extended. Roughly coursed ragstone with ragstone quoins and dressings. Gabled front wing, decorated bargeboard with acorn pendant. Two Tudor-arched double casement windows with raised stone surrounds and corbelled cills. Rear wing has two similar smaller windows. Gabled porch with decorated bargeboard similar to the gable. Centre ridge stack in yellow and red brick with fine painted decorated pots. Modern tiled roof, probably originally slate. Very fine cast iron gate piers with carriage gates and side pedestrian gate. Spear-headed railings on top of original mid-Victorian low ragstone wall with stone coping. Decorative tops of piers and main rail posts picked out in gold.

Reasons for Inclusion

A large detached lodge-house built before 1868, later extended when Carrick Grange (now demolished) was built in the late 19th century. The house occupies a prominent corner position. Although extended to the left and at the rear this does not detract from its appearance. Prominent iron gates and railings remain an attractive feature.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10136	Asset Class	Building	Agenda Item 6
House Name	Belmont			
House Number				
Other Location				
Road Name	The Vine			
Conservation Area	The Vine Conservation Area			

Description

Large detached villa, built late 1870s, yellow brick with slate roof. Widely spaced tall eaves brackets. Main two-storey range parallel to road with left half slightly recessed. To right is three-storey crosswing. Raised brick quoins at corners. Large-pane sash windows with horns, moulded brick surrounds and cambered heads. Entrance porch in angle with crosswing, with hipped slate roof and raised cambered brick arched entrance. Crosswing has canted bay window with hipped roof to ground floor. Decorative recessed panel with drip mould over, between first floor windows. Fancy timber apex to gable.

Reasons for Inclusion

A large detached house built between 1878 and 1881 has a prominent position opposite the Vine Cricket Ground. Undergoing substantial internal redevelopment in 2014 but virtually all exterior features are retained. Home of Major James German (1820-1901), magistrate and highly respected in Sevenoaks, co-purchaser of 64 acres land between Vine and railway for new housing. Shown on Vine Conservation map as contributing to character of Area.

Selection Criteria

13 Association with an important national or local historic figure or event.



Asset Number	10138	Asset Class	Building
House Name	Uplands		
House Number			
Other Location			
Road Name	The Vine		
Conservation Area	The Vine Conservation Area		

Description

Detached house in Arts & Crafts style, built 1901/3, two-storey and attics. Ground floor red brick, first floor tile-hung, tiled roof. Main feature is a three-storey off-centre gabled entrance bay with six-panelled recessed door under three-centred stone arch with small stone mullioned window to right; either side a dogleg stair with iron railings to first floor tile-hung pent-roofed bay with side entries, and three two-light casement windows with divided fanlights. Above is wide timber-studded gable with an eight-light mullioned window. To left is two-storey gabled bay with timber-studded gable and three-light casement window in tile-hung first floor. Current owner believes that there were substantial additions including external staircases added 1950-1970.

Reasons for Inclusion

The owner advises that Uplands was substantially extended and altered in the 1950s and 1970s. Nevertheless Uplands has the general appearance of an imposing Edwardian house set in a row of 18th and 19th century dwellings which make a pleasing prospect and skyline probably unchanged for over a century. Shown on Vine Conservation map as contributing to character of Area.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10139	Asset Class	Building	Agenda Item 6
House Name	Fern Cottage			
House Number	7			
Other Location				
Road Name	Pound Lane			
Conservation Area	The Vine Conservation Area			

Description

Two-storey "L" shaped house built in first half of 19th century, two windows to each section facing road. Painted stucco with hipped slate roof. Front wing has shouldered parapet and painted shutters to windows. Plastic windows detract.

Reasons for Inclusion

A two-storey detached house, built before 1868, which helps to create an harmonious whole with the surrounding properties. Shown on Vine Conservation Area map as contributing to character of Area.

Selection Criteria

1 Built before 1840, original external features still recognisable.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10140	Asset Class	Open Space
House Name	The Pound		
House Number			
Other Location			
Road Name	Pound Lane		
Conservation Area	The Vine Conservation Area		

Description

Reasons for Inclusion

A small area with great rarity value mentioned in Frank Richards 1901 "Old Sevenoaks" book as having existed for untold years. Early in the twentieth century John Rooker, minister of St Nicholas, rescued the Pound from decay. Sevenoaks Town Council now has responsibility for the Pound.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.



Asset Number	10141	Asset Class	Building	Agenda Item 6
House Name	Vine Restaurant			
House Number	11			
Other Location				
Road Name	Pound Lane			
Conservation Area	The Vine Conservation Area			

Description

Two-storey detached former tavern, built before 1868, painted render with low-pitched hipped tiled roof. Brown painted m & t upper windows with small diamond pattern glazing. Main interest lies in pub frontage at ground floor, slightly projecting with shop-front type pilasters each end and timber fascia across whole front, incorporating a series of timber windows with fanlights showing bunches of grapes. Interest as much historical as architectural. Extension on eastern flank received Sevenoaks Society Frank Marshall award in 2013.

Reasons for Inclusion

Built before 1868. Interest as much historical as architectural. Despite recent change from pub to restaurant The Vine has retained much of its original appearance and is an attractive feature on the edge of The Vine. Shown on Vine Conservation Area map as contributing to character of Area.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10142	Asset Class	Building
House Name	Ivy Lodge		
House Number			
Other Location			
Road Name	Hitchen Hatch Lane		
Conservation Area	The Vine Conservation Area		

Description

Late 18th century, possibly early 19th century. Two-storey house in red and yellow stock brick. House was originally built in three parts with centre section and entrance wings to east and west. Now only wing on east side facing Hitchen Hatch Lane is intact. Round headed doorway with fanlight. Six fielded panelled doors with glass in upper four panels. One window over. Centre section has projecting brick pilasters on northern side, and one balcony intact on first floor. Eaves cornice to whole and hipped slate rooves. Current owner believes that the yellow brick front section is Victorian and was added to the original red brick Georgian house.

Reasons for Inclusion

A late 18th early 19th century detached house. Probably the oldest surviving house in the immediate vicinity and therefore of great rarity value. The house appearance has probably altered little if at all since Victorian times. Ivy Lodge Hitchen Hatch Lane is semi-detached but much of the original part of Manor Cottage, its counterpart, has been altered significantly which is why only Ivy Lodge, still largely original, is proposed for listing.

Selection Criteria

- 9 Example of a style of building unique to the local area.
- 1 Built before 1840, original external features still recognisable.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10143	Asset Class	Building	Agenda Item 6
House Name				
House Number	1-4			
Other Location				
Road Name	Gordon Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Two pairs of semi-detached stucco villas built between 1881 and 1896; hipped slate rooves (except No.4 has concrete tiled roof) with wide decorative eaves cornice. Doorways with shouldered heads, recessed part-glazed doors with fanlights; semi-circular headed windows above. Double-height canted bays. Single-pane sash windows with rusticated keystones to moulded window heads. No. 1 was originally called 'Spring Lodge'. J Salmon lived in No. 4 at least from 1901 to 1904.

Reasons for Inclusion

Pair of semi-detached houses with original features, except the change to a concrete tiled roof to No. 4 (although garages have been added and rendering painted white). Decorative moulded features to window surrounds, doorways and eaves are an example of unique stucco rendering features not found elsewhere in the area. These houses are of a style particular to Gordon Road and there are no other examples in the area. Built at the time of the historic development of the Granville Road Area after the coming of the railway to satisfy housing needs.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10144	Asset Class	Building
House Name	Agenda Item 6		
House Number	7, 8 & 9		
Other Location			
Road Name	Gordon Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Three detached stucco villas built between 1881 and 1896 with original features, by the same builder as Nos. 1-4. No. 7 has been painted white. while adjacent similar properties (numbers 8 & 9) retain their original unpainted Roman Cement render. Hipped slate rooves with wide decorative eaves cornice. Raised quoins and door surrounds. Single-pane sash windows under moulded window heads with rusticated keystones. Recessed part-glazed doors. floor, Numbers 8 and 9 have double height canted bays with hipped rooves. Moulded cornice and string to first floor.

Reasons for Inclusion

Detached houses with original features. Decorative moulded features to window surrounds, doorways and eaves are an example of unique stucco rendering features not found elsewhere in the area. These houses are of a style particular to Gordon Road and there are no other examples in the area. Built at the time of the historic development of the Granville Road Area to satisfy housing needs after the coming of the railway.

Selection Criteria

- 2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
- 9 Example of a style of building unique to the local area.
- 10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 14 Important association with the development of the town or its social or cultural history.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10146	Asset Class	Building	Agenda Item 6
House Name				
House Number	11			
Other Location				
Road Name	Granville Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Large detached house, two-storey and attics, built in 1900. Red brick ground floor, pebble-dashed first floor with red brick quoins and window surrounds. Hipped tiled roof with gabled dormer to left. One, two and three light m & t windows under rubbed brick heads. Prominent projecting gabled wing at front right, tile hung first floor, with five-light m & t canted bays under jettied timbered gable. Venetian style oriel on brackets in gable under jettied timbered apex.

Reasons for Inclusion

Variety of interesting architectural features. Built for and by a prominent local resident (Thomas Potter, one of the original twelve members of the first Urban District Council in 1894. His Hon Sir Edward Parry JP (1863-1943) lived here from 1911). Built at the time of the historic development of the Granville Road Area to satisfy housing needs after the coming of the railway.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

13 Association with an important national or local historic figure or event.



Asset Number	10149	Asset Class	Building
House Name	Agenda Item 6		
House Number	31		
Other Location			
Road Name	Granville Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Detached two-storey house with attics built between 1881 and 1896. Yellow stock brick with red brick door and window heads and decorative panels below windows. Hipped tiled roof. Asymmetrical front. Recessed panelled door off-centre with round headed rubbed brick arch, two light m & t casement window above with cambered brick head and V-shaped feature under cill. Large projecting gable to right with five light m & t bay window under hipped tile roof, pair of casements above and four-light casement window in gable, which has bargeboards and finial, and tile hung apex. To left, small gable over double-height canted brick bay with casement windows. Yellow brick string courses at first floor and cill levels with projecting cornice to gables. Originally called 'Hurstdale' and still called this today. Sevenoaks District Council's Area Appraisal document cites the door as having architectural merit.

Reasons for Inclusion

Interesting and original brick features. The entrance door and surround have elaborate coloured glazed panels with the name 'Hurstdale' and are cited as having architectural merit by Sevenoaks District Council's Area Appraisal. Built at the time of the historic development of the Granville Road Area to satisfy housing needs after the coming of the railway.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10152	Asset Class	Building	Agenda Item 6
House Name	Clergy House			
House Number	14			
Other Location				
Road Name	Granville Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

The Victorian yellow brick sacristy (No. 14 " RC Presbytery (Clergy House)), attached to the Roman Catholic Church, was initially built in 1884 to serve as a small chapel called 'The Most Holy Trinity' alongside the temporary 'iron church' until the present main church was completed in 1896. A key feature on the upper outside of the sacristy building is the statue depicting St Thomas of Canterbury.

The two-storey house is in yellow brick with hipped slate roof. Entrance on left ground floor: part glazed door with fanlight under round-headed arch with drip mould. Large bay window in centre under lead ogee roof. First floor: four mullioned and transomed cross windows with rubbed red brick heads, with statue of St Thomas in centre. Unusual chimney stack above centre of front.

Reasons for Inclusion

The yellow brick Clergy House retains most, if not all, of its original features, and, as far as we know, stands out from all other vicarages/clergy houses in Sevenoaks by being physically attached to its Church. It is architect-designed and the same architect designed the main Church next door and went on some 30 years later to extend the Church. A unique feature of the Clergy House is the statue of St Thomas of Canterbury. Of special note is the fact that the Clergy House served first as a small Chapel before the main Church building was finished. As the only RC Clergy House (with the main Church itself) in Sevenoaks, the two adjoining buildings represent an important aspect of Sevenoaks' social/religious development for over a century.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10153	Asset Class	Building
House Name	St Thomas of Canterbury Roman Catholic Church		
House Number	14		
Other Location	Junction of Granville and Gordon Roads		
Road Name	Granville Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

St Thomas of Canterbury Roman Catholic Church was built in 1896 on the junction of Granville Road and Gordon Road by architect Frederick A Walters with spirelet and opened by Cardinal Vaughan. This replaced an earlier temporary 'iron church', called Holy Trinity RC Church erected in 1880. Walters then extended the present Church in 1925/6 bringing the building to its current length and added the saddle-backed topped tower. The Father Tom Quinn Memorial Porch is a recent sympathetic addition (1994) by Burns, Guthrie & Partners.

The Church is built in simple Romanesque style, rendered with stone window and door surrounds and steep-pitched tiled roof. Germanic looking tower with gabled tiled roof. West front has gabled porch with round-headed stone arch and flanking stone buttresses, double doors with fancy ironwork, and pair of round-headed windows in round-headed arched recess. The door is of some architectural merit.

Reasons for Inclusion

Not the most architecturally pleasing Church in Sevenoaks, but well worthy of special mention for retaining most of its original features. The gabled porch and double wooden doors which give onto Granville Road stand out as a feature worthy of special mention. The subsequent extension of the Church and the additions of the tower and (much more recently) the Father Tom Quinn Memorial Porch have all significantly improved the aspect. Significant also is the fact that the same architect (Frederick A. Walters) designed the extension and the saddle-backed topped tower. St Thomas of Canterbury RC Church is the only RC Church in Sevenoaks and, as such, occupies an important position in the social/cultural history of this town.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10154	Asset Class	Building	Agenda Item 6
House Name				
House Number	24-34			
Other Location				
Road Name	Granville Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Three pairs of semi-detached villas in Granville Road (Nos. 24/26, 28/30,32/34) built between 1900 and 1902. Red brick with hipped tiled rooves. Brick pier divides the houses and is carried up as raised verge at roof level. Central opposed part-glazed doors with fanlights, recessed under porches with timber balustrade on brackets, flanked by prominent full-height m & t bay windows with leaded fanlights under overhanging gables. Applied timber-framing with pebble dash panels between windows and in gables.

Reasons for Inclusion

These 3 pairs of semi-detached villas stand out, in our view, as the most attractive and uniquely original row of houses in Granville Road and significantly enhance the overall aspect of the road. They retain all their original features. The timber balustrades are a particularly pleasing decoration. The attractive, part-glazed doors are a special feature of all the houses. We know that some of them are the original coloured-glass windows still with minor damage from the "doodle-bug" bombs which exploded close by during the 2nd World War.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10155	Asset Class	Building
House Name	Agenda Item 6		
House Number	36		
Other Location			
Road Name	Granville Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

No 36 Granville Road, built between 1896 and 1902, is a detached villa, two storeys, red brick with tiled roof. Features projecting gabled bay at first floor with double sash window and applied timber framing and pebble-dash panels. Brick porch in Mannerist style with brick piers and entablature, part-glazed door with rectangular fanlight. Original pattern sash windows with multi-pane upper lights and single-pane lower lights. Two-storey octagonal turret at north corner with steep octagonal tiled roof and ranges of m & t windows at ground and first floor.

Reasons for Inclusion

We consider this unusual detached house to be something of a landmark on Granville Road/corner of Eardley Road. We imagine that No 36 was built to impress as people walked up Granville Road from the station. The house looks out onto both Granville Road (Westwards) and down Granville Road (Northwards). The octagonal turret at the north corner catches the eye and makes the house stand out from its peers on the road. The turret appears to be something of a folly. The house has most of its original features.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

17 Significant landmark building, folly or curiosity.



Asset Number	10156	Asset Class	Building	Agenda Item 6
House Name	Oak Lodge			
House Number	38			
Other Location				
Road Name	Granville Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

No. 38 Granville Road is a detached Victorian villa on the junction of Eardley Road and Granville Road built in 1880, originally called 'Oak Lodge', and occupied in 1881 by Land Owner Robert Monkton. Imposing detached villa on corner with Eardley Road, two-storey with attics. Stucco 'ashlar' ground floor; fancy tile hanging to first floor, and slate gabled roof. Entrance door recessed between flanking projecting gabled wings, has timber-framed gabled porch with single sash window above. RHS large gable with fretted bargeboard with finial, and two-storey stucco canted bay and small sash in gable. LHS has narrower two-storey projecting wing, also with fretted bargeboard with finial. Original pattern single-pane and divided sash windows. It has a good high brick boundary wall, built of yellow brick with red brick coping and piers and ball finials. The old Victorian Letter box (see item 9 Street furniture) is let in to this wall.

Reasons for Inclusion

An imposing house with most of its original features. It stands out on Granville Road as one of the most significant detached houses. Impressive decoration too - stucco and the tile hanging to the first floor in particular. Also noteworthy are the divided sash windows.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10157	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Outside 38		
Road Name	Granville Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Rare surviving example of a Victorian Wall Letter Box still in use and set in original high brick boundary wall surrounding No 38 Oak Lodge, Granville Road. It was placed there in 1881, making it only the sixth Post box to be installed in Sevenoaks.

Reasons for Inclusion

A rare old Victorian letter box in good condition and still in use.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10161	Asset Class	Building	Agenda Item 6
House Name				
House Number	31			
Other Location				
Road Name	Hitchen Hatch Lane			
Conservation Area	Not in any conservation area			

Description

Unusual Dutch-style detached house, bearing its original name "Netherlands", two-storey, in painted render with creasing tile corbels and dressings under a tile mansard-type roof with swept eaves. Centre ground floor has deeply recessed entrance under wide opening with timber beam on brick side piers, with curved drip mould over. Above are three small casement windows under projecting eaves. Currently, original windows.

Reasons for Inclusion

An unusual Dutch-style house with "folly" design element that contributes to an interesting street scene.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10163	Asset Class	Street Furniture
House Name			
House Number	71		
Other Location			
Road Name	Hitchen Hatch Lane		
Conservation Area	Not in any conservation area		

Description

A single cast iron gate post. Possibly late Victorian or early 20th century.

Reasons for Inclusion

A single cast iron gate post. A relic of the early development of the road.

Selection Criteria

- 2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10164	Asset Class	Building	Agenda Item 6
House Name				
House Number	93			
Other Location				
Road Name	Hitchen Hatch Lane			
Conservation Area	Not in any conservation area			

Description

One of the oldest buildings in the road and therefore has rarity value. Detached property, now divided into flats, at the junction of Hitchen Hatch Lane and Mount Harry Road. Originally named "Berisal", then "Tranmire", then "Alfreton". Built on three storeys of ragstone with yellow brick quoins and decorative terracotta strings under a plain tile roof. Set within an ornate rock garden, possibly original.

Reasons for Inclusion

A substantial Victorian period building of ragstone with ornate detailing, set in a sloping rock garden on an imposing site.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

17 Significant landmark building, folly or curiosity.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10170	Asset Class	Building
House Name	Agenda Item 6		
House Number	21		
Other Location			
Road Name	Granville Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Late example of arts and crafts house, built in 1928, and designed by Charles Cable for Hugh Wyatt Standen, local historian best known for his work on Kippington. Was at one time derelict and threatened with demolition but restored by new owners. Part tile hung part stucco. Applied timber to prominent projecting gable. Second gable tile hung with tiles stepped out. Steep pitched clay tiled roof with cats slide over porch. Windows renewed but to original pattern. Inscription in applied wood 'HWS & MS me fecit MCMXXVIII'.

Reasons for Inclusion

A good example of Charles Cable's work. Also a good example of arts and crafts, though very late which further enhances the building's interest. Relatively minor alterations sympathetically made. A building which provides an interesting contrast in the street.

Selection Criteria

7 Designed by an architect of national or local importance



Asset Number	10172	Asset Class	Building	Agenda Item 6
House Name				
House Number	3			
Other Location				
Road Name	Vine Avenue			
Conservation Area	Not in any conservation area			

Description

A detached house built 1923/24 and originally called "The Corner Cottage". Lime pointed red brick walls with hung tiles above, to plain tile roof with a half timbered gable over part projecting front elevation. Metal frame windows with leaded lights within timber sub-frames. Bracket detailing below below first floor window. Doweled joints to oak frame. Open eaves. Original front door.

Reasons for Inclusion

Good example of its period. Arts and Craft style, with unspoilt original features, in a sympathetic garden setting. Attractive oak detailing.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10176	Asset Class	Building
House Name	Vine Mission Hall		
House Number			
Other Location			
Road Name	Hitchen Hatch Lane		
Conservation Area	Not in any conservation area		

Description

Originally built to be a hotel in 1869/70, the Vine Hall instead became the meeting place from around 1870 for the 'open' Plymouth Brethren (evangelical Christians who sought to reclaim the simplicity of New Testament church life and worship).

Reasons for Inclusion

Included at the request of the Selection Panel. Originally built as a hotel but subsequently used as a meeting place for Plymouth Brethren the Mission Hall dates from around 1870. Sevenoaks District Council view this building at the junction of Hitchen Hatch Lane and Dartford road as a dominant (important) townscape feature located within the adjoining Vine Conservation Area.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10177	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	5A & 7			
Other Location	Gate posts and railings outside 5A & 7 St John's Road			
Road Name	St John's Road			
Conservation Area	Not in any conservation area			

Description

Decorative iron railings and gates dating from around 1850. The railings surmount low stuccoed walls and are contained between stuccoed gate piers. These railings were included in Sevenoaks District Council 's draft local list.

Reasons for Inclusion

These original early Victorian gates, gate piers and iron railings are rare, attractive in their own right and contribute positively to the street scene.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10179	Asset Class	Street Furniture
House Name			
House Number	Market Square and alleyway		
Other Location			
Road Name	The Shambles		
Conservation Area	High Street Conservation Area		

Description

The Shambles, or Middle row as it was once called, was the centre of the Mediaeval market area and is one of the oldest parts of Sevenoaks. In the 15th century it would have contained fish and meat stalls and in 1650 there were three butchers; in 1741 a slaughter house as well as a butcher's shop. By the 19th century various traders also lived there. The market square was re-laid in the 1990s with new paving stones and stone setts to make an attractive open space. Artists Tom Cousins and Juliet Simpson completed the refurbishment with murals depicting scenes of market activities. The Shambles alleyway leads to the square via an archway comprising earlier mediaeval buildings which are nationally listed.

Reasons for Inclusion

This area is a rare survival of historic Sevenoaks and greatly adds to the character of the town, recalling what a functional - and messy - area the market and its approach must have been. It needed drainage and a hard wearing surface, which must have been a great improvement on beaten earth! It is therefore worth listing both for its own sake as an attractive amenity in the heart of Sevenoaks, and because it commemorates the importance of the commercial heart of old Sevenoaks.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 15 Important association with the history of Sevenoaks's economic development.
- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10181	Asset Class	Building	Agenda Item 6
House Name	Life Family Tattoo			
House Number	4			
Other Location	south side of Shambles (the square)			
Road Name	The Shambles			
Conservation Area	High Street Conservation Area			

Description

No 4 is a very interesting unlisted small building of white painted brick and tile construction with tile hanging to the first floor. The LHS has a part stone plinth and would appear to be earlier than the wholly brick construction of the RHS. The chimney on this side is of yellow brick like no. 5 and so is its brick frontage (beneath layers of white paint). The shop front and small (blocked) window to the left of the door may be of the 18th or 19th century and the use of yellow brick indicates that no. 4 may be later than the building to which it is joined on the LHS, and possibly contemporary with no. 5. The tile hung finish may be a later addition and both sides of the building have replacement, three light windows with wooden frames, on the upper floor.

Reasons for Inclusion

This building was noted as of local interest in The Kent Historic buildings Index 1998, and was originally Grade III listed, though this category was abolished in 1970. It should not be overlooked because, although it has been modified and split up over the centuries, it is part of the history of the Shambles and contributes to the street scene.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
- 1 Built before 1840, original external features still recognisable.



Asset Number	10183	Asset Class	Building
House Name	John Kingston (estate agent), The Giggling Squid (Thai restaurant)		
House Number	3b and 5		
Other Location			
Road Name	Dorset Street		
Conservation Area	High Street Conservation Area		

Description

Numbers 3b and 5 Dorset Street are commercial premises inserted into the southern and south eastern corner of a former Methodist chapel and clergy house, which first appear on the 1867 Ordnance survey map. This forms part of the Methodist complex which runs through to Bank Street (see record 10195) and includes a school.

The modern shop front for John Kingston is not sympathetic. The original buildings are mid-Victorian, built of ragstone with tiled rooves. In the gable end on the LHS, above the shop front of 3b are the triple lancet windows of the old clergy house and on the RHS the heads of three more lancets in the chapel. Below the eaves of the hipped, tiled roof is a raised dentilled band. A modern four light window has been inserted into the centre section, obliterating what may have been there before. The restaurant round the corner at no. 5 (the Giggling Squid) has a high quality grey painted timber shop front with central glazed door and double French windows on either side. It also has a row of diamond paned windows across the top under the shop sign. Above it are three modern windows cut into the dentilled cornice.

Reasons for Inclusion

The buildings which lurk behind the modern shop fronts still retain their original form as fine ragstone Victorian Gothick chapel and clergy house which were part of a Methodist complex important to the development of the town centre. The Kent Historic Buildings Index 1998 describes the buildings as being of local interest and they also feature in Sevenoaks District Council's draft local list of 2001. They deserve to be listed for their original features and use of local materials which can still be seen and because in the Victorian era they, together with the school, were a central feature of the town.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10184	Asset Class	Street Furniture	Agenda Item 6
House Name	Victorian lamp post			
House Number				
Other Location	Outside 4a Dorset Street			
Road Name	Dorset Street			
Conservation Area	High Street Conservation Area			

Description

Most of this lamppost appears to be original, including an ornamental cast iron base and the crossbar underneath the lantern which was to support the lamplighter's ladder when lighting the gas. Now converted to electricity.

Reasons for Inclusion

This is the best preserved original lamppost in the Dorset Street/ Shambles area. Therefore it is of historic interest and adds to the street scene because it is a relic of an earlier age.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10185	Asset Class	Building
House Name	Agenda Item 6		
House Number	14,16,18		
Other Location			
Road Name	London Road		
Conservation Area	High Street Conservation Area		

Description

Nos. 14 & 16 are late 17th/early 18th Century on three storeys, the central range being original with pitched tile over an oak frame, but incorporating a 20th Century dormer window. No 14 has a later hung tile gable extension. The first floor elevation of No 16 is stucco rendered. No 18 is early 20th Century on three storeys, faced with brick and decorative panel under a projecting gable end in plain tiles. The gable additions, though incongruous in relation to the original building, add interest to the streetscape. The cellars predate the building above which was once The Old Town Jail. Currently a commercial building, being in retail use with modern shop fronts.

Reasons for Inclusion

The property has local historic value. The cellars of the building, which was later to become The Old Town Jail, are said to have been used to hold local rebels following Wyatt's rebellion in 1554 prior to their execution on Gallows Common. Whilst of mixed architectural styles, the grouping contributes to the general streetscape and setting for the Grade 2 Listed buildings at Nos. 6,8,10 and 20 London Road.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
- 13 Association with an important national or local historic figure or event.



Asset Number	10186	Asset Class	Building	Agenda Item 6
House Name				
House Number	22			
Other Location				
Road Name	London Road			
Conservation Area	High Street Conservation Area			

Description

A substantial and attractive 19th Century building, once a public house and now a restaurant, built on two storeys with a third in the roof, with return frontages and radius corners to Dorset Street and The Shambles. The walls are stucco painted including, on the London Road frontage, pilasters and cornice and a parapet at second floor level, under a hipped slate roof with original dormer windows and symmetrical square chimneys. The handsome long single casement windows are original.

Reasons for Inclusion

The building is a substantial and well-preserved example of Victorian architecture, and is an integral part of the streetscape and street pattern at this point in London Road. It contributes an imposing formal presence, being free-standing, and the pilastered radius corners create an attractive transition to the side streets.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10187	Asset Class	Building
House Name	Agenda Item 6		
House Number	24,24A		
Other Location			
Road Name	London Road		
Conservation Area	High Street Conservation Area		

Description

An L-shaped block fronting London Road and Dorset Street, rebuilt in Arts & Crafts style in 1918 on two storeys, under a pitched tile roof. The second floor was re-clad in the 1950s with hung tiling. There are half timbered and rendered gables on the London Road frontage, and additional dormer windows to attic areas on the Dorset Street frontage. The ground floor is used as retail space with ancillary uses above. The corner ground floor entrance is set at a 45 degree splay.

Reasons for Inclusion

The building retains a human scale and forms an attractive corner transition into Dorset Street, with the end gable and 45 degree recessed entrance and corner post providing interesting "corner" features. The shop fronts retain their original scale and proportion. Despite the "modern" vertical tile hanging, the building contributes significantly to the street scene.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10188	Asset Class	Building	Agenda Item 6
House Name				
House Number	32,34			
Other Location				
Road Name	London Road			
Conservation Area	High Street Conservation Area			

Description

The Anchor public house was remodelled in 1923 to form a two storey brick-faced ground floor with hung tiling above under a pitched tile roof. Although not exceptional, it has typical features of the period. Both wall and roof curve around the corner into Bank Street, with exposed open rafter feet, curved hung tiles and casement window, and with the entranceway below under a semi-circular moulded timber canopy. The casement windows, on the London Road frontage, are irregular which detracts from the building's appearance. The detailing of the chimneys is identical to those of Nos. 36/38 London Road.

Reasons for Inclusion

The building is one of the few remaining pubs in the town centre, this having been the site of the original Anchor since possibly the 18th Century. This building is also considered to contribute to the townscape by virtue of its scale and "corner" design. Note also that the curved door matches the design of the corner of the building.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10189	Asset Class	Building
House Name	Agenda Item 6		
House Number	36,38		
Other Location			
Road Name	London Road		
Conservation Area	High Street Conservation Area		

Description

A two-storey half-timbered black & white mock Tudor building under a plain tile pitched roof, erected in 1934 with oak framed leaded light first floor ribbon windows, and an arched projecting door case. The building is used as a hardware retail store in conjunction with the adjoining No. 40/42, which is a Listed Grade 2 building.

Reasons for Inclusion

This building is considered to contribute to the townscape through its sympathetic scale with adjoining properties, and the detailing (albeit mock Tudor) of the first floor leaded oak framed windows and projecting arched porch.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10190	Asset Class	Building	Agenda Item 6
House Name				
House Number	50,52			
Other Location				
Road Name	London Road			
Conservation Area	High Street Conservation Area			

Description

Two semi-detached premises constituting an attractive substantial free-standing Victorian building on three floors in yellow facing brick below a shallow pitched modern replacement slate roof. The building's imposing size, the early Victorian pilasters and mouldings and the shop fronts to London Road, contribute scale and proportion and allow the building to act as a "stop end" to the street frontage, while holding its own in relation to the Marks & Spencer building to the North.

Built in the 1880s, this was originally harness and saddlers with various ownership. After the Second World War, No. 50 became a footwear shop, a travel showroom until 1960, then a fabrics shop and currently Leicht Kitchen fittings. No. 52 morphed into an opticians in 1939, then Age Concern in the 1990s and now Hudson flooring.

Reasons for Inclusion

The building represents a good example of its era, retaining all its original decorative mouldings and pilaster features on the London Road frontage, as well as original sash windows. The return frontages are less successful, having no moulding features and insensitively proportioned openings. There is modern extension and glass canopy to the rear. The building, which has benefited visually from restoration, provides a substantial conclusion to the road's retail frontage.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10191	Asset Class	Building
House Name	Agenda Item 6		
House Number	46		
Other Location			
Road Name	London Road		
Conservation Area	High Street Conservation Area		

Description

No. 46 London Road was purpose built in the early 19th century as a facility for coach building, repair and other related activity. Until 1916, it was occupied by a number of coach builders among whom were Arrow (1839/1845), Simmonds (1845/1860), Caslake (1860/1880) and Hely (1880/1916). Hely moved from coach building/ repair into the sale and maintenance of small cars around 1906. From 1920 to 1980, it was occupied by the builder William Daws since when it has been home to a variety of businesses (a charity shop, Sevenoaks carpet company and Daisywheel Office services).

The ground floor studio is recessed by 1.2 metres from the building line. The first floor features four sash windows, pilasters and a projecting string band, the latter extended round to the south elevation. The roof is set behind a rendered parapet.

Reasons for Inclusion

The premises were originally used by a coach builder and harness maker. The building is of marginal intrinsic architectural merit but contributes to the street scene.

Selection Criteria

- 15 Important association with the history of Sevenoaks's economic development.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10192	Asset Class	Building	Agenda Item 6
House Name				
House Number	1,3,5,9			
Other Location				
Road Name	Bank Street			
Conservation Area	High Street Conservation Area			

Description

A terrace of 18th century buildings being used as shops at ground level. Two-storey painted brick with brick dentil course under modern tiled roof. Modern shop fronts. Four original 8 over 8 vertical sash windows at first floor (sliding horizontal casements at rear - Well Court). Return east elevation has ragstone rubble walling at ground floor, slated hip and old casement in gable. Noted in The Kent Historic Buildings Index, 1998 as being of 'Local interest' Also features in Sevenoaks District Council 's draft Local List of 2001.

Reasons for Inclusion

A pleasant plain unlisted building from the 18th century, with brick dentil course and fascias above shop fronts still aligned. Retains original 8 over 8 sash windows. Contributes to this intimate area.

Selection Criteria

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

1 Built before 1840, original external features still recognisable.



Asset Number	10193	Asset Class	Building
House Name	Agenda Item 6		
House Number	4		
Other Location			
Road Name	Bank Street		
Conservation Area	High Street Conservation Area		

Description

Tall narrow three-storey building built in mid 19th century, ground floor rendered, upper floors yellow stock brick, red brick side elevations. Ground floor modern shop front cuts across high semi-circular headed window with heavy vermicelli surround. First floor 8 over 8 sash window. Two narrow windows at second floor level. Original substantial windlass at first floor level, currently used as shop sign. Noted in The Kent Historic Buildings Index, 1998 as being of 'Local interest'. Also features in Sevenoaks District Council 's draft Local List of 2001.

Reasons for Inclusion

An unusual building that incorporates original features and contributes to the diverse, intimate townscape. Original features, including sash windows and a windlass that may have been associated with the original use of the building.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10194	Asset Class	Building	Agenda Item 6
House Name				
House Number	4A			
Other Location				
Road Name	Bank Street			
Conservation Area	High Street Conservation Area			

Description

Single-storey building built in mid 19th century, rendered brickwork painted in ashlar effect, with projecting cornice below parapet. Most of facade taken up by high semi-circular arched entrance with raised keystone. Small entrance door to right. Modern shop window infill to arch. May have been entrance to yard of No. 4. Flat roof with tile creasing at roof level of facade. Central Meat Company warehouse in 1903, now Etoile - Womenswear. The arch formerly led into the yard of No 4. Noted in The Kent Historic Buildings Index, 1998 as being of 'Local interest' Also features in Sevenoaks District Council 's draft Local List of 2001.

Reasons for Inclusion

An unusual building that contributes to the diverse facades of Bank Street. Features include original arch and good quality rendered brickwork (now painted). Links to the past as part of the Central Meat Company warehouse.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

15 Important association with the history of Sevenoaks's economic development.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10195	Asset Class	Building
House Name	Agenda Item 6		
House Number	6,8,10,12,14		
Other Location			
Road Name	Bank Street		
Conservation Area	High Street Conservation Area		

Description

This group of buildings built in the mid 19th century consists of a former Methodist chapel, school and accommodation for ministers and teachers. The clergy house and southern part of the chapel return on Dorset Street (see asset record 10183). The school hall and accommodation (numbers 6,8,10) comprise a two-storey rustic ragstone building under hipped tiled roof. Ground floor, two modern shop fronts have been inserted but original pointed arch doorway with stone surround survives at left. First floor, five pairs of lancet windows in rendered surrounds. Quoins in the school hall are of rendered brick. The section of the Methodist complex occupied by 12 and 14 comprises the north end of former chapel, with shop fronts inserted on east side. Ragstone rubble with steep-pitched tiled roof. North gabled elevation has slightly projecting wide central bay with three lancet windows, the centre one higher, with a quatrefoil window high above. Smaller lancet window to right of bay survives, that to left removed for shop front return. An old photograph shows that a modestly projecting arched doorway and lancet window have been removed from the original structure to accommodate the shop front. The Methodist complex is noted in The Kent Historic Buildings Index, 1998 as being of 'Local interest' Also feature in Sevenoaks District Council's draft Local List of 2001.

Reasons for Inclusion

The buildings of the Methodist complex form part of a broad corner between Bank Street and Dorset Street. They have an important connection with the social history of the town. The complex has a central position and although a variety of commercial enterprises have been inserted into the structures, the first floor and rooves and north wall of the chapel are little changed from the original building. The resulting composition of styles, materials and uses is important to the town centre.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10197	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Well Court			
Road Name	Bank Street			
Conservation Area	High Street Conservation Area			

Description

Stone setts laid to form a focal point and surround to the tree in Well Court

Reasons for Inclusion

The stone setts form a centrepiece to the Well Court townscape and make an attractive surround to the maple tree.

Selection Criteria

- 19 A rare surviving example of street furniture that contributes positively to the local area.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10198	Asset Class	Building
House Name	The Stone House		
House Number	1		
Other Location			
Road Name	Victoria Road		
Conservation Area	High Street Conservation Area		

Description

Two-storey detached house built between 1600 and 1700.. Red brick and ragstone with galletting, red brick quoins and window surrounds, old tile roof. Casement window with glazing bars under cambered brick heads. Tile-hanging to south gable. North side has inserted sash window and blocked window in gable. Stone House (or Stone Cottage) is by far the oldest building in this road and surrounding area. Dates at least back to the 18th century and Mansell Jagger estimates that it could well be a 17th century building. It predates all the surrounding roads and was originally part of some agricultural dwellings in this area called 'Hilder's Yard' when all around were fields forming part of Covell's Farm. It was fortunate not to be demolished when the surrounding roads (Beech Road, Victoria Road and Lime Tree Walk) were built in the late 19th century. Initially part of Beech Road, the 1881 census records a (retired) plumber and his wife living there.

Reasons for Inclusion

The Stone House is worthy of being recommended for local listing solely on the grounds that it is by far the oldest building in the road and the surrounding area. But also many of its original features remain. It is an impressive building in an otherwise unimpressive part of the town and significantly enhances the appearance of this area.

Selection Criteria

- 15 Important association with the history of Sevenoaks's economic development.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
- 1 Built before 1840, original external features still recognisable.



Asset Number	10200	Asset Class	Building	Agenda Item 6
House Name	Corner House			
House Number	12			
Other Location				
Road Name	Victoria Road			
Conservation Area	Not in any conservation area			

Description

This is one of two two-storeyed red brick cottages right on the corner of a bend in the road, probably built between 1881 and 1896. On the corner the cottage wall is curved, thus giving the building a unique aspect. It has a six-panelled door with fanlight and original pattern sash windows with margin glazing bars and horns. The roof tiles are not original.

Reasons for Inclusion

This lovely example of a small Victorian cottage catches the eye because of its situation on the corner of the road and because of its many original features. The curved wall on the corner of the road would seem to be quite unusual and in this way the cottage stands out from all the other Victorian houses on this road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10201	Asset Class	Building
House Name	Jenny's Newsagent		
House Number	19		
Other Location			
Road Name	Victoria Road		
Conservation Area	Not in any conservation area		

Description

This detached late Victorian (?1896) property consists of house and shop. The shop is known as " Jenny's Newsagent". It is red brick with hipped slate roof. There are rubbed brick flat arches to windows, semi-circular to doors. All modern windows, but the building is distinguished by its early shop front with ventilated panels over windows.

Reasons for Inclusion

The Sevenoaks District Council 's character appraisal document for this part of Sevenoaks commends the retention of the traditional shop front, which is seen as strengthening the character of this Victorian neighbourhood. We agree. Although the building does not retain ALL of its original features, the original shop front is of such prominence and character in the building, that we were convinced that it should be recommended for local listing. As a commercial structure, albeit quite small, it has an association with Sevenoaks' economic development.

Selection Criteria

- 2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
- 15 Important association with the history of Sevenoaks's economic development.



Asset Number	10203	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	58			
Other Location				
Road Name	Victoria Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Enamel street sign (" VICTORIA ROAD") high up on the wall of 58 Victoria Road. Would seem to be the original street sign.

Reasons for Inclusion

A good example of an early street sign. Worth recommending for local listing, especially since it designates a road in Sevenoaks named after Queen Victoria, containing mainly Victorian terraced houses.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.



Asset Number	10204	Asset Class	Building
House Name			
House Number	11		
Other Location			
Road Name	Lime Tree Walk		
Conservation Area	High Street Conservation Area		

Description

This is a Commercial building, built mid to late 19th century although a building on the site existed before 1868. However, it has a long history. It appears on the 1869 OS map and is believed to have been a Victorian two storey warehouse and workshop for coach and carriage building and repairs. The coach builders Heley & Co, established in 1800, used part of these premises as a workshop for coach building/repairs and later motor car repairs at least from 1880. There is also some evidence to suggest use of these premises earlier than 1880 as a workshop for coach repairs. The most recent occupant was the garage owner Colin Bird although the premises have now been vacant for some time. According to some accounts, the first floor of this building has in the past been used as a paint shop, an artists' studios (Lime Tree Studios) and a dance hall. It is a two-storey warehouse, yellow brick in Flemish bond, with slate roof. Red brick band incorporating window and door heads on both floors (continuous at eaves level). Yellow brick keystones. Original sash windows with horns. Two large skylights in roof. It is in poor state of repair. It would appear that little or no maintenance work has been carried out on the property since Colin Bird left it. The large wooden workshop doors, although possibly not the original ones, look very old.

Reasons for Inclusion

Although in poor state of repair, this derelict and unused commercial building retains a good quantity of its original features. This, its size, its location just off London Road and therefore in the centre of the town, and the long history of its use make it a unique commercial building for Sevenoaks. Today's state of decay apart, the building mirrors somewhat Sevenoaks economic development - from coach building and repairs to motor cars and, quite recently, modern vehicles. It is the largest building of note in Lime Tree Walk and forms an integral part of the landscape of this important, historical road (with a large number of Grade II listed buildings close to it). Eyesore it may be because of its state of neglect, but it would be difficult to imagine this part of Sevenoaks without it.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

15 Important association with the history of Sevenoaks's economic development.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10205	Asset Class	Building	Agenda Item 6
House Name	Lime Tree House			
House Number	15			
Other Location				
Road Name	Lime Tree Walk			
Conservation Area	High Street Conservation Area			

Description

This is a large commercial building designed by the nationally renowned architect Sir Thomas Jackson and built in 1882. It was originally a Coffee House, and then became the 'Lime Tree Temperance Hotel'. In 1886, it was also the headquarters of the local cycling Touring Club - hence its unusual 'cycle' weathervane - when a bicycle was the standard vehicle for many. It proved extremely popular for visitors but the hotel eventually closed in the 1930s with the 'Sevenoaks News' taking its place. Damaged by a bomb in October 1940, the building was restored after the Second World War, although thereafter there was a sizeable gap between the side of it and the adjoining properties. It became the Sevenoaks Business Centre in 1996 and remains such to this day. It is a large, ornate building at right angle to street. Style is a mixture of Mannerist and Queen Anne, with stepped, shaped gables on kneelers. Tall, two-storey with attics. Painted render with red brick details and tiled roof. Gabled elevation to street; ground floor has wide doorway with multi-paned fanlight and multi-paned casement window, both under semi-circular moulded brick arches. First floor has pair of 9 over 9 pane sash windows with horns, in brick surround and moulded brick segmental heads. Brick quoins and dentilled strings. Central brick feature resembling chimney stack rising through two floors to terminate below semi-circular apex of gable. West front has full-height brick pilasters framing 6 over 6 pane sash windows with brick surrounds and segmental heads. Initials HL, AJA, AMJ, EJ and FGH on pilasters. Four eaves dormers above. Small cupola in centre of ridge with ogee roof and weather vane. Gabled wing at rear in similar style.

Reasons for Inclusion

This is a building of significant local historic and architectural interest. In spite of war damage, many of its original features remain and it is in extremely good condition. It is a flourishing Business Centre and all its offices are occupied. It was designed by the nationally renowned architect Sir Thomas Jackson. The many uses the building was put to - Coffee House, Temperance Hotel (and meeting place for the Cycle Club), HQ for the Sevenoaks news and finally a Business Centre with a number of local companies, including the Sevenoaks Chronicle - offer a kaleidoscope of the economic development of Sevenoaks. The building stands out in Lime Tree walk and complements the terraces of Grade II listed houses opposite it.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

15 Important association with the history of Sevenoaks's economic development.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10207	Asset Class	Street Furniture
House Name			
House Number	15		
Other Location			
Road Name	Beech Road		
Conservation Area	Not in any conservation area		

Description

Outside 15 Beech road there is an old Victorian gas bracket and lamp with seemingly intact gas fitting inside.

Reasons for Inclusion

One of what would have been many gas lamps in this area. This is the only item in Beech Road we considered worth recommending for local listing.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10210	Asset Class	Building	Agenda Item 6
House Name	Webb's Court			
House Number				
Other Location				
Road Name	Buckhurst Avenue			
Conservation Area	Not in any conservation area			

Description

This commercial building was built around 1900 and was a Co-operative Society Bakery from approximately 1900 when it was first sold until 1939. In 1912 it was one of five bakeries in Sevenoaks. In 1968 it became the Institute of Technical Civil Servants and is now a business centre with its entrance on the front of Buckhurst Lane, beside Webb's Alley. The building has clearly been altered several times and it is under quite extensive renovation as we surveyed it. It is currently covered in scaffolding. But it retains some of its original features - dressings around some of the windows and two pieces of curled moulding above what used to be the main entrance on the other part of Buckhurst Lane.

Reasons for Inclusion

Though altered over the years, Webb's Court goes back to the turn of the last century when it was a bakery. Since then it has been used for different commercial purposes. It is one of the few buildings in this area that has a history and the renovations would seem to be tasteful and not out of keeping with the original design of the building. It certainly enhances this area of town with some undistinguished commercial buildings and a mass of car parks.

Selection Criteria

15 Important association with the history of Sevenoaks's economic development.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10211	Asset Class	Street Furniture
House Name	Webb's Court		
House Number			
Other Location			
Road Name	Buckhurst Avenue		
Conservation Area	Not in any conservation area		

Description

A significant length of the original ragstone wall on the outside of Webb's Court. The wall fronts Buckhurst Avenue and extends for a considerable distance along Webb's Alley. Probably dating back to the 18th century. Webb's Alley is a historic alleyway which leads directly into what was formerly the main footpath to Knole House and there is what appears to be an old street sign "Webb's Alley leading to Knole Park" on this piece of wall.

Reasons for Inclusion

This is a sufficiently long stretch of original ragstone walling to justify recommending it for local listing. It certainly stands out and enhances this area. Note also that the sign should be specifically included in the listing but that the lamppost is modern and should be specifically excluded.

Selection Criteria

- 19 A rare surviving example of street furniture that contributes positively to the local area.
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10213	Asset Class	Open Space	Agenda Item 6
House Name				
House Number	48,50,52			
Other Location				
Road Name	South Park			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Three detached gabled, two-storey house of similar design built between 1911 and 1912. Red brick with pebble-dashed panels on first floor. Steep-pitched tiled rooves with decorated ridge tiles and finials. Each house has rectangular two-storey gabled bay to frontage and similar bay at 45 degrees across one corner. Mullioned and transomed windows except the upper window to the corner bay which is without transoms. Wholly small-paned windows to first floor windows, small-pane fanlights to lower windows. No 48 was originally called 'Birchlands', No 50 was originally called 'Sandhurst' and No 52 was originally called 'Brighthaven'

Reasons for Inclusion

These houses retain their original features, despite some renewal of the windows in the same materials and style. They have a number of pleasing features; original finials on the roof, decorative brickwork and windows. The later addition of garages and enclosed porches does not deter from their appearance.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10214	Asset Class	Street Furniture
House Name			
House Number	30-36		
Other Location	Boundary wall fronting the pavement between Nos. 30-36		
Road Name	South Park		
Conservation Area			

Description

Substantial pointed ragstone wall that probably retained the grounds of a previous estate before the current houses were built in 1938. The original brick piers to an entrance are still incorporated at the entrance to No 30. 'Lime Tree Walk' inscription is incorporated at the northern end.

Reasons for Inclusion

This wall forms an interesting feature in the road as it descends. The height is substantial and condition is good. It has historical value as it probably formed a boundary of an earlier estate.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10237	Asset Class	Building	Agenda Item 6
House Name				
House Number	1,3,5			
Other Location				
Road Name	London Road			
Conservation Area	High Street Conservation Area			

Description

Three storey building built late C18 early C19 with brickwork and sash windows to upper floors broken with stone string courses, stone architraves to first floor windows, third windows from left blanked off. Upper floors have had windows sealed and the front elevation spoilt by the insertion of a modern metal window and disruption of the rhythm by the addition of an oriel window. Windows white painted. There is an unusual overlap with No. 7, producing a pedimented, rendered entrance door, at right hand end. The roof is slate covered with generous eaves.

Reasons for Inclusion

Although the first and second floor windows above No. 3 are not original the building is pre-1840 and may possibly be timber framed (viewed from its southern side alleyway the wall is extensively tile hung which would be unexpected if the construction beneath was of brick). The overlap with No. 7 is distinctive and the building as a whole has character and contributes to the street scene. The London Road sign attached to No. 1 is the subject of a separate entry as the sign is the responsibility of the Highways Agency rather than the owner of the building.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
 1 Built before 1840, original external features still recognisable.



Asset Number	10238	Asset Class	Building
House Name			
House Number	7,7a		
Other Location			
Road Name	London Road		
Conservation Area	High Street Conservation Area		

Description

Two-storey late 18th/early 19th century building, painted render with tiled roof. Ground floor has large windows with three-centred heads and false ashlar quoins either side of door with moulded pediment. Wide opening to right. Moulded architraves to first floor 6 over 6 pane sash windows. Coffee House Yard to rear has some ragstone walling remaining but otherwise little of note.

Reasons for Inclusion

Pleasing former hall and Assembly rooms with generous access entrance to yard at rear. Facade appears unaltered and yard behind is associated with John Wesley who is said to have preached in a building there. Contributes to the street scene.

Selection Criteria

- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
- 1 Built before 1840, original external features still recognisable.
- 15 Important association with the history of Sevenoaks's economic development.



Asset Number	10239	Asset Class	Building	Agenda Item 6
House Name				
House Number	9a, 9b			
Other Location				
Road Name	London Road			
Conservation Area	High Street Conservation Area			

Description

Two-storey building dating from 1861/2 with two crude modern dormers on the site of a C18 coaching inn. Ground floor, wide opening to left with three-centred arch and rendered 'ashlar' surround. Rendered first floor, plain sash windows with moulded heads and architraves and corbelled cills. Slate roof with dentilled eaves cornice. Forward projection and dormer at right hand end.

Reasons for Inclusion

There are relatively few Victorian buildings of this type in the town and while of lesser merit than its older neighbour at 7a and 7b it was noted by the Selection Panel that this building is good enough to stand up to the later dormer window additions and that the shop front displays good proportions. These buildings sit well together and give some critical mass to the C18/19 street scene in this part of London Road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

15 Important association with the history of Sevenoaks's economic development.



Asset Number	10240	Asset Class	Building
House Name	Agenda Item 6		
House Number	29		
Other Location			
Road Name	London Road		
Conservation Area	High Street Conservation Area		

Description

Building dating from 1839 or before, remodelled in the Arts and Craft style in 1909. Roughcast render, on three floors under gabled clay tile roof; apex has deep moulded eaves with dentils. Ground floor shop front with outward sloping fascia. Recessed centre door with fanlight, splayed back from shop front of single pane timber windows on low concrete stall riser; fluted pilaster on right makes corner and return to shop front. First floor, two sash windows plus single casement window on tile-hung return. Second floor, five-leaf casement oriel window on single bracket, the middle three leaves projecting, under projecting full-width moulded cornice on double brackets each side. Moulded eaves projecting each side with supporting dentils. Nicely proportioned shop front fascia.

Reasons for Inclusion

Long history as a shop premises (C19 dispensing chemists). Remodelled in early C20 in Arts and Crafts style and retaining original features. Standing next to another building in Arts and Crafts style and contributing to the street scene.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

15 Important association with the history of Sevenoaks's economic development.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10241	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	1			
Other Location	attached to number 1 London Road			
Road Name	London Road			
Conservation Area	High Street Conservation Area			

Description

Old road sign 'London Road'. Appears to have been moved to its present position from slightly higher up the wall of No. 1.

Reasons for Inclusion

An old road sign.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10242	Asset Class	Building
House Name	Agenda Item 6		
House Number	31		
Other Location			
Road Name	London Road		
Conservation Area	High Street Conservation Area		

Description

Finely proportioned red brick and stone building dating from 1899 on three floors under slate roof. Elegant double bay shop front with centre door with splayed ingo (reveal) and side entrance to left hand side. Bold pilasters, granite base and lower part, white concrete above with composite capital and scroll supporting moulded entablature, enclosing deep outward splayed fascia. First floor, two bay windows each with four equal lights, square fanlights over, in moulded stone surrounds. Doric style pilasters at ends and corners. Three stone string courses. Second floor, two-light sash above carved stone panel to left, three-light sash bay above, carved stone panels (centre dated 1899) to right. Brick piers capped by stone copings and balls, at either side of facade carried up to meet verge parapets. Very good quality shop front.

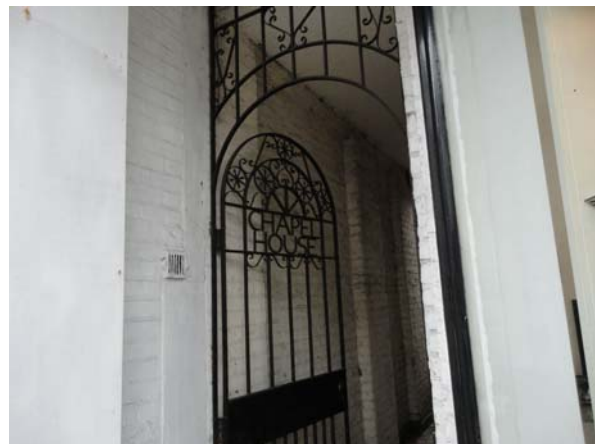
Reasons for Inclusion

Striking Victorian shop premises. Interesting level of detail and facade unaltered.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10244	Asset Class	Building	Agenda Item 6
House Name				
House Number	55			
Other Location				
Road Name	London Road			
Conservation Area	High Street Conservation Area			

Description

Building on three floors under gable end and concrete pan tile roof dating from before 1868. Upper floors refaced in 'mock Tudor' style in 1925. Ground floor, fine traditional cast/wrought iron shop front with shallow cast iron vents over display windows. Centre door set back under slightly splayed fascia, with moulded pilasters at each end. First floor rendered; canted four leaf leaded-light casement oriel window with fanlights over, carried on central bracket. Second floor has double casement windows with leaded-lights in centre of mock half-timber wall, jettied out on supporting end brackets.

Reasons for Inclusion

Relatively undistinguished as a building but good example of traditional shop front design so contributing to the street scene in the shopping area of the town.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10245	Asset Class	Building
House Name	The Chapel		
House Number	Between 59 and 61		
Other Location			
Road Name	London Road		
Conservation Area	High Street Conservation Area		

Description

Building used as a infants school from 1849 and converted to a classroom in 1885. Set back from London Road in a gap between nos. 59 and 61 with a single-storey gable end facing London Road. Rear of building at right angle on Victoria Road. Upper part red brick under plain tiled roof. Plain bargeboards with single moulding. Small arched timber window in apex and larger timber three-light window below. Steep tiled pyramid 'bell tower' on light timber frame at apex of roof ridge. Lower part of building obscured by modern additions.

Reasons for Inclusion

Building used for St Nicholas's Infant School between 1849 and 1971. Possibly originally built as a chapel. Bell tower renders the building pleasantly quirky in its current setting.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 17 Significant landmark building, folly or curiosity.



Asset Number	10248	Asset Class	Building	Agenda Item 6
House Name				
House Number	67, 67a, 67b, 67c			
Other Location				
Road Name	London Road			
Conservation Area	High Street Conservation Area			

Description

Originally two late 19th century warehouse buildings on three floors in yellow stock and off-white bricks with string courses at head and cills of windows carried round to blank north elevation. Steep-pitched slate roof with brick corbelling to gutter. Single gables at roof level over centre of No. 67 and between Nos. 67b and 67c with hoist doors below and circular brick window over the latter. Nos. 67, 67b and 67c retain elegant cast iron shop fronts with cast iron ventilation grilles and all retain marble pilasters with Ionic capitals. Nos. 67, 67a and 67c retain ornamental brackets at each end of fascias. No. 67 has three sash windows at first floor level with cambered brick arches and two small sash windows either side of the hoist door. Cast iron hoist arm survives. Nos. 67a, 67b and 67c retain small sash windows at second floor level but large modern windows have been inserted at first floor level. All sash windows now replacement plastic. The entrance to Nos. 67b - 67c (in 2014 Sevenoaks Boutique and Pressed for Time respectively), has an ornamental mosaic floors at the entrance showing entwined initials FHB (for F.H. Bowlers) in the style of the late nineteenth century.

Reasons for Inclusion

Interesting C19 warehouse building with elegant original shop fronts, original signing, floor mosaics and upper level warehouse loading bays.

Selection Criteria

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10249	Asset Class	Building
House Name	The Stag Theatre		
House Number			
Other Location			
Road Name	London Road		
Conservation Area	High Street Conservation Area		

Description

1937 rebuild of former Majestic Cinema. Art Deco facade in brown brick (English bond) with three symmetrical round headed metal windows, brick arches and reconstituted keystones and string course at springing level of windows. 'Victorian' style projecting canopy over ground floor. Centre of facade brought forward from narrow wings. Parapet conceals pitched metal decked roof.

Reasons for Inclusion

Despite the addition of a Victorian-style canopy to an Art Deco building and the dull and graceless character of the facade, this is a Sevenoaks landmark building which has important associations with the social and cultural life of the town.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 17 Significant landmark building, folly or curiosity.



Asset Number	10250	Asset Class	Building	Agenda Item 6
House Name	Chapel House			
House Number				
Other Location				
Road Name	London Road			
Conservation Area	High Street Conservation Area			

Description

Chapel-like building of white painted brick possibly originally late 18th century when a Particular Baptist chapel was established on the site. Tall arched window at the front with stairs up to entrance door. Six, six over six sash windows at the side and four at the rear. Tie bars and plates evident in the walls. The interior of the building retains no original features and is refurbished for its current use as offices.

Reasons for Inclusion

If this building retains the external fabric and appearance of the original 18th century Baptist chapel it is a rare surviving example. It is also of considerable local historic interest as the first dissenting place of worship in the town and in use as such for over 100 years until the Baptists moved to a new building on the Vine Court estate.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.
 1 Built before 1840, original external features still recognisable.



Asset Number	10261	Asset Class	Building
House Name	Agenda Item 6		
House Number	78 and 80		
Other Location			
Road Name	Mount Harry Road		
Conservation Area	Not in any Conservation Area		

Description

A pair of semi-detached Victorian cottages, built in the 1880s in the "Arts and Crafts" style. Two storey with vertical tile hanging with decorative scalloped tiles to first floor above painted brickwork. "Tudor style" half timbered projecting gables on carved timber support brackets above first floor ribbon windows. One of the gables to no. 78 has been removed and replaced with an insensitive tile hung parapetted flat roof structure. The arch headed window adjacent to the party wall line to no. 80 suggests that the cottages may once have had paired front doors in arched openings either side of the party wall line now replaced by a later lean-to porch on the front elevation in the case of no. 78 and a hipped roof extension to the side of no. 80, which also now has a large infill single storey addition located between the main front elevation and the projecting front gable which detracts from the overall composition. Both cottages retain their original tall decorative chimney stacks which lend character. No. 80 also retains a large decorative finial ventilator to the right of the gable roof which suggests this portion of the building may once have been the former stables for the Woodlands Estate. The windows are replacement pvc. The cottages form an attractive grouping although the setting is adversely affected by the group of outbuildings and green houses on the party wall line to the front of the plot.

Reasons for Inclusion

Although both cottages have been extended and altered somewhat insensitively these cottages are included under criterion 14 being of historic interest i.e. a possible stables building associated with the development of the former estate, and under selection criterion 10 being a group of buildings which represent a good surviving example of the Kent Arts and Crafts style, also under selection criterion 11 exhibiting good examples of interesting design features such as the bracketed gables, decorative tile hanging, chimney stacks and ventilator finial.

Selection Criteria

10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10262	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	At the corner of Mount Harry Road and Merlewood Close			
Road Name	Mount Harry Road			
Conservation Area	Not in any Conservation Area			

Description

A substantial stone pier being the remaining RH gatepost to the original Merlewood House. The gate pier is an imposing construction retaining its stone pyramidal capping, brick corbelled dentil course, and a curved stone coping to the adjacent portion of the wall, together with a stone fascia with the inscription "Wood", possibly the remaining half of the original house named "Merlewood"

Reasons for Inclusion

The gate pier is included under Criterion 16 being a structure associated with the historic landscape surrounding Merlewood, formerly the home of Samuel Bevington who was chiefly known for his housing projects for the poor of Sevenoaks. The lodge (record no. 10263) is the only other surviving part of this estate.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10263	Asset Class	Building
House Name			
House Number	86		
Other Location			
Road Name	Mount Harry Road		
Conservation Area	Not in any Conservation Area		

Description

A detached cottage dating from 1870s. The original cottage is of painted brickwork below a decorative tiled roof with alternating scalloped tile courses and decorative terracotta ridge tiles. The principal windows to the front elevation and front bay feature stone quoin work, with integrated stone mullions and transoms. The side elevation features a gable part tile hung and part half timbered with interesting timber decorative carved panels with floral and chevron motives in bas relief. The building features a fine and substantial chimney stack with decorative brick ribbing and corbelled courses. The cottage has a substantial cedar clad extension to the rear.

Reasons for Inclusion

The property is included under criterion 2 being a good example of its period, one of the original properties in the road retaining its original features. It also would qualify under criterion 11 on account of the decorative timber bas relief panels to the side gable and interesting decorative tiled roof. Merlewood was formerly a large house which was the home of Samuel Bevington who was chiefly known for his housing projects in Sevenoaks in support of the poor. The Lodge and the gate pier listed in record no. 10262 are all that remain of the former Merlewood estate and so are significant historically.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10264	Asset Class	Building	Agenda Item 6
House Name				
House Number	110			
Other Location				
Road Name	Mount Harry Road			
Conservation Area	Not in any Conservation Area			

Description

A substantial four storey Victorian building dating from 1880s. The building has a distinct vertical emphasis. Particularly the side elevation with its multi storey projecting bays, has elements of the Queen Anne style such as the plaster/rendered base to the side canted bay, and turned timber posts and porch roof to the main entrance, and appears influenced by the work of Norman Shaw. Vertical tile hanging to the upper floors with hammer head decorative tiles above red faced brick. There is an unexplained colour variation between the ground and first floor levels and some of the brickwork to the bays. Substantial chimney stacks with corbelled brickwork features, and original gabled windows. Red brick facings with rubbed brick camber arches to windows. Casement windows with original glazing bars. The fenestration and secondary entrance to the side elevation suggests that the building may have been designed as a purpose built mansion apartment block and therefore an unusual typology for Sevenoaks.

Reasons for Inclusion

The building qualifies for inclusion under criterion 2 being a good example of its period, with largely original features, under criterion 11 exhibiting good brick and tile detailing, and under criterion 12 being an unusual and innovative building typology for the area as a mansion apartment block.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

12 Good, early example of a particular technological innovation in building type and technique.



Asset Number	10283	Asset Class	Street Furniture
House Name			
House Number			
Other Location	outside numbers 19 - 24		
Road Name	Gordon Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Late 19th century decorative iron railings surmounting low brick walls with stone capping and matching gates, outside numbers 19, 20, 21, 22, 24 Gordon Road.

Reasons for Inclusion

These decorative railings and gates extending along much of the length of the terrace, remain largely in tact, and help give a sense of unity to the development. They are attractive in their own right and contribute positively to the street scene.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10284	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	outside numbers 13,15,16			
Road Name	Gordon Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Late 19th century decorative iron railings surmounting low brick walls with stone capping and matching gates.

Reasons for Inclusion

These decorative railings and gates extending along part of the length of this terrace would originally have given a sense of unity to a development which is now much altered. They remain attractive in their own right and contribute positively to the street scene.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10296	Asset Class	Building
House Name	Estate House		
House Number	2		
Other Location			
Road Name	Pembroke Road		
Conservation Area	Not in any conservation area		

Description

Estate House is a large Arts and Craft detached house, dated 1900 over doorway, now used as office by Solicitors. The whole building is red brick with fancy tile-hanging to first floor and steep-pitched tiled roof ; some chimneys survive. Front features a wide gabled, jettied wing, carried on brackets over large m & t window. Asymmetrical two-light mullioned windows either side of wide three-centred arched doorway. The windows are casement and most are original. To the front the building has three different bay windows, one with original stained glass, the frame of which appears to be rusting. Another bay is square fronted, extending to the roof, and the third is ground floor only. Other windows are lead lighted, and the door way has an original porch arch, with original porch tiles. To the rear is a large bay window, extending to the roof, with unusual roof finial on. The property's garden has been paved with red brick and crazy paving. There are two extensions to the property, a single storey building with flat roof to the left, and two storey to the right, with ridge tiled roof and the second storey hung with red clay tiles.

Reasons for Inclusion

Large, mostly original building which occupies a commanding position close to the junction with the High Street. It retains its original features, which include a jettied wing supported by timber brackets, fancy tile hung facade to the first floor, stained glass windows reminiscent of the period and an imposing entrance arch.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10299	Asset Class	Building	Agenda Item 6
House Name				
House Number	30			
Other Location				
Road Name	Pembroke Road			
Conservation Area	Not in any conservation area			

Description

Fine two-storey detached house in 'Queen Anne' style, built around 1900. Brown brick with rusticated red brick quoins and door surround. Hipped, tiled roof with three small hipped dormers and tall side chimney stacks. Central door with rusticated brick surround and raised keystone, under flat canopy, supported on pair of simple round columns. Double-height canted bays either side, three sash windows to each bay with glazing bars, central sashes being 8 over 12 panes and the others being 6 over 9.

Reasons for Inclusion

This late Victorian building occupies a prominent position on the junction with London Road. It has all the original sash windows to the front, with original arts and craft style front door. The railings and gate appear to be original. The building was occupied by dentists Richard Roberts from approximately 1930 and, the Stuarts from approximately 1962 until the 1980's.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10300	Asset Class	Building
House Name	Agenda Item 6		
House Number	1		
Other Location			
Road Name	Knole Paddock		
Conservation Area	The Vine Conservation Area		

Description

Detached house, two-storey with attics, built around 1899. Red brick with some tile hanging. Gabled tiled roof with prominent chimney stacks either side. Front has two gabled bays flanking entrance bay, the left with four-light casement window to tile-hung first floor above canted bay with 'Venetian' centre-light. Right hand double-jettied gable with timber brackets to first floor; ground floor six-light canted mullioned and transomed bay window. Four-light oriel on single bracket to tile-hung first floor. Timber-framed gable with plain bargeboards and three-light casement window. Between the gables the roof sweeps down with four-light flat-roof dormer to first floor. Small two-light window with stone mullion and surrounds to left of wide four-centred arched stone entrance with recessed door. Stone arched garden entrance to right. Coach house to right (not shown in attached image) with hipped tiled roof and projecting timber-framed gable with loft door. On ridge is hexagonal ventilator with ogee cap. The stone front boundary walls are Grade II listed.

Reasons for Inclusion

This is a substantial house with interesting architectural features, being the sole remaining house of numbers 1-3 Knole Paddock which fronted the Seal Hollow Road. It has a period arched elegant stone porch and tile-hung first floor facade. The small coach house to the right, with its hipped tile roof and loft door, adds to the interest. Sevenoaks District Council note this property and its detached garage as 'an interesting and visually important property'

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10317	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	outside number 2			
Road Name	Buckhurst Avenue			
Conservation Area	Not in any Conservation Area			

Description

Late Victorian decorative iron gate, gateposts and railings surmounting low brick wall.

Reasons for Inclusion

This iron gate and matching railings make a positive contribution to what is otherwise an undistinguished street scene.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10318	Asset Class	Street Furniture
House Name			
House Number			
Other Location	outside numbers 23,37,20		
Road Name	Buckhurst Avenue		
Conservation Area	Not in any Conservation Area		

Description

Late Victorian decorative iron railings surmounting low brick walls.

Reasons for Inclusion

These decorative railings survive in a number of gardens. They would originally have given a sense of unity to a development which is now much altered. They remain an attractive feature.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10319	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	8,10,12			
Other Location				
Road Name	Granville Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Decorative Victorian iron railings surmounting low masonry walls. Those of numbers 10 and 12 partly hidden inside laurel hedges.

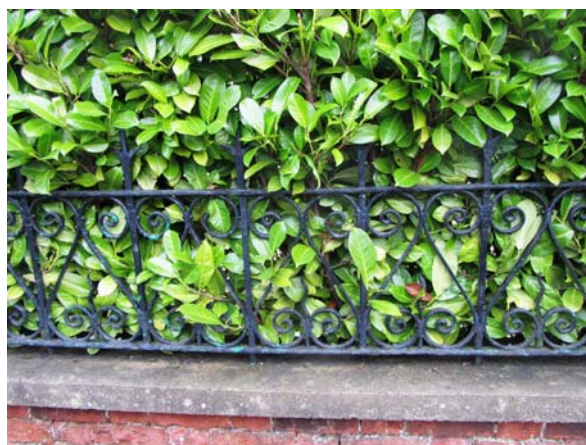
Reasons for Inclusion

These railings would have been a feature of the road in earlier times giving unity to the development. They remain an attractive element in the streetscape.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10320	Asset Class	Street Furniture
House Name			
House Number	4		
Other Location			
Road Name	Granville Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Decorative Victorian iron gate and ornamental gate piers. Decorative railings surmounting low masonry walls hidden within yew hedge.

Reasons for Inclusion

This gate and railings would have been a feature of the road in earlier times giving unity to the development. They remain an attractive element of the streetscape.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10321	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	2			
Other Location				
Road Name	Granville Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Decorative Victorian iron gate and railings surmounting low masonry walls.

Reasons for Inclusion

This gate and railings would have been a feature of the road in earlier times giving unity to the development. They remain an attractive element of the streetscape.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10302	Asset Class	Street Furniture
House Name			
House Number			
Other Location	At the fiveways junction at the top of St John's Hill in the centre of the roads		
Road Name	St John's Hill		
Conservation Area	Not in any Conservation Area		

Description

This is a rare surviving example of a granite horse trough and drinking fountain provided by the Metropolitan Drinking Fountain and Horse Trough Association in 1886. It is now used for flowering plants and is maintained by the Sevenoaks Town Council.

Reasons for Inclusion

Water troughs and drinking fountains such as this rare example were provided in the 19th Century at a time when clean and pure drinking water was not so common in Sevenoaks. This water trough is in particularly good condition and stands out prominently at this five way junction.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10323	Asset Class	Building	Agenda Item 6
House Name				
House Number	11-21			
Other Location				
Road Name	St John's Hill			
Conservation Area	Not in any Conservation Area			

Description

Row of six terraced houses probably built in the 1830s as three linked pairs. Each group has two windows with blocked centre window on first floor. Central porches with round-headed paired doors. Shallow projecting ground floor bays to left and right of porches. Painted stucco. Band over ground floor. Glazing bars intact. Tiled roof, hipped on end pairs. Railings and gate piers. Projecting shop has been built at No. 21, at junction with Camden Road - now an antique shop and clock maker.

Reasons for Inclusion

These six 19th century terraced cottages were originally Grade III listed and designated of local interest and noted in "The Kent Historic Buildings Index, 1998". They retain many of their original features and, as a group of buildings, make a significant contribution to the townscape of this area. They are attractive and homogeneous.

Selection Criteria

1 Built before 1840, original external features still recognisable.

10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10324	Asset Class	Building
House Name	Agenda Item 6		
House Number	47-55		
Other Location			
Road Name	St John's Hill		
Conservation Area	Not in any Conservation Area		

Description

One of the oldest group of terraced houses remaining in the road. Nos. 49, 51 & 53 were originally Grade III listed and designated of local interest and noted in 'The Kent Historic Buildings Index, 1998'. These properties are also on Sevenoaks District Council 's draft Local List of 2001. The middle three cottages probably date from the 18th Century. Two storeys in brick with tile-hung first floor. Some casement windows with glazing bars intact, others modern casements. Hipped mansard tiled roof with two square dormers. Two stacks. No. 55 is probably a later extension in style. No. 47 is a 19th century double-gabled extension with modern windows on road front.

Reasons for Inclusion

These five properties stand out as a group, although the three middle cottages probably date from the 18th century and are therefore older than the two end cottages. The three middle cottages are amongst the oldest properties on the road and therefore have considerable rarity value. They also survive with many of their original features.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10326	Asset Class	Building	Agenda Item 6
House Name	Masonic Hall			
House Number	119A			
Other Location				
Road Name	St John's Hill			
Conservation Area	Not in any Conservation Area			

Description

This was originally built as a Church between 1881 and 1885 - a Methodist Church - and served as such until 1962, when it was sold to the Freemasons. It is now the Masonic Hall of Amherst Lodge. Red brick gabled front with octagonal turrets either side. Large centre three-light lancet window under drop arch with moulded drip course and terracotta inlays. Heads of two other single lancet windows visible above later flat roofed porch extension.

Reasons for Inclusion

An imposing building, if with an air of slight neglect. It stands out from the other buildings around it and retains its original features. By virtue of its varied fortunes over the years - the plot of land was sold in 1881 to the Rev FW Bourne of the Bible Christians, a branch of Methodism; the building was completed by 1885; it became The United Methodist Church in 1907 remaining distinct from the church in The Drive; it struggled on until 1961 when it was eventually amalgamated with The Drive church; and then it was sold to the Freemasons in 1962 for £10,000 - this is a building which is closely associated with the social history of the town.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10327	Asset Class	Street Furniture
House Name	Belgrave Terrace		
House Number	123-127		
Other Location			
Road Name	St John's Hill		
Conservation Area	Not in any Conservation Area		

Description

Victorian cast iron covered walkway with crenellated decoration (partially removed in front of no. 123)

Reasons for Inclusion

This is an unusual piece of Victorian street furniture, although not complete. It is worth recommending for inclusion in the Local List for its rarity value.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10330	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	North end of road and outside newly developed Old Hillingdon Lodge			
Road Name	Hospital Road			
Conservation Area	Not in any Conservation Area			

Description

About 20 metres of Victorian (between 1837 and 1901) ragstone wall on Hospital Road, along the street boundary of Old Hillingdon Lodge on Hillingdon Road and extending up to 3 Hospital Road. Not continuous wall - wall has been knocked down in places for driveway entrances. It was presumably the wall of the original Hillingdon House and Estate.

Reasons for Inclusion

Although not complete, this is a sufficiently significant length of ragstone wall to justify a recommendation for inclusion in the Local List. It has an historic association with the Hillingdon Estate and must be one of the few remaining vestiges of the original Estate and House. The wall is all the more remarkable when set against the unsightly Sevenoaks Hospital buildings and other 1950 houses nearby.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10332	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Corner of Camden Road and St Johns Hill		
Road Name	Camden Road		
Conservation Area	Not in any conservation area		

Description

Ragstone boundary wall, topped with brickwork, to the former Workhouse in St John's Hill.

Reasons for Inclusion

The wall formed the boundary of the old Workhouse and is noted in 'The Kent Historic Buildings Index, 1998' as being of 'Local Historic Interest' It is also on Sevenoaks District Council 's draft Local List of 2001.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10333	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	2-10			
Other Location				
Road Name	Camden Road			
Conservation Area	Not in any conservation area			

Description

Fancy iron railings (except No. 6). Those to Nos. 2 & 4 on dwarf walls, those to Nos. 8 & 10 being full height.

Reasons for Inclusion

Ornate boundary railings and gates. Those to Nos. 8 & 10 appear to be original. Those to Nos. 2 & 4 appear to be a later pattern. There is a very nice cast iron coping to the wall. The end of terrace (no. 10 Camden Road) with its dual aspect bay window, decorated upper floor windows, original roof tiles, basement and unusual glazing is particularly noteworthy.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10334	Asset Class	Building
House Name	Camden House		
House Number	21		
Other Location			
Road Name	Camden Road		
Conservation Area	Not in any conservation area		

Description

Large detached house built before 1868 still called Camden House, two-storey with attics. Yellow brick with tiled rooves, fancy ridge tiles. Projecting wing at right hand front has tile hanging at first floor with five-light rectangular oriel on coved, bracketed base. Timber-framed gable with pierced, decorated bargeboards. Dormers to main roof with matching bargeboards. Red brick ridge chimney stacks with corbelled heads. Substantial ragstone wall around, but the gateposts have been altered in that one appears to be original rendered and the other is plain red brick.

Reasons for Inclusion

One of the original and grandest properties in the road. It is in yellow brick with elegant bargeboards and ornate ridge tiles. The substantial ragstone boundary wall appears to be original with at least one original rendered gate post.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10335	Asset Class	Building	Agenda Item 6
House Name				
House Number	23			
Other Location				
Road Name	Camden Road			
Conservation Area	Not in any conservation area			

Description

Three storey double-fronted detached villa built before 1868, originally called Wiggshall. Yellow brick; slate roof with red brick dentilled eaves cornice. Timber sash windows with cambered heads under cambered painted brick arches with raised keystones

Reasons for Inclusion

Imposing detached Victorian property, one of the few original properties in the road and therefore has rarity value. Symmetrical facade includes original sash windows with cambered heads, which match the large cambered headed front door. Original steps up to front door.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10339	Asset Class	Building
House Name	The Castle Pub		
House Number	87-89		
Other Location	Corner of St. James Road and St John's Hill		
Road Name	St John's Hill		
Conservation Area	Not in any Conservation Area		

Description

Although two road numbers (87-89) the Castle Pub is one building. Mid/late 19th century (1850 -1900). No. 87 is scheduled for redevelopment into one-bedroom flats. Three-storey, yellow brick with low-pitched hipped slate roof. Two yellow brick stacks. Splayed corner, rendered full-height, the corners being treated as pilasters, with recessed panel between. Pub entrance on corner with good pub front either side, under fascia and cornice, windows with pairs of large semi-circular headed lights. First and second floors, two windows to front, three to side. Original pattern divided timber sashes with horns, in raised rendered surrounds. Modern shop front to No. 89.

Reasons for Inclusion

Although no. longer run as a pub and shortly to be converted into one-bedroom flats, the building retains many of its original features. As a pub, it has an important association with Sevenoaks' history and commercial development. It is a large and impressive building, which catches the eye as you descend St John's Hill northwards and is a significant landmark building.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

15 Important association with the history of Sevenoaks's economic development.

17 Significant landmark building, folly or curiosity.



Asset Number	10340	Asset Class	Building	Agenda Item 6
House Name				
House Number	2			
Other Location				
Road Name	Bradbourne Road			
Conservation Area	Propose new Conservation Area = Bradbourne			

Description

A mid 19th century four-square detached house, built around 1850. Two-storey, mixed pale red and yellow brickwork, hipped slate roof. Side entrance has raised keystone with carved head. Ground floor front has two wide sash windows with margin glazing bars in projecting wide rendered surround under shallow pitched heads. Above, two similar windows in plain raised surrounds. Centre ridge chimney stack. Recently renovated with a large extension at the back.

Reasons for Inclusion

This is an attractive and well-proportioned Victorian property. Although recently renovated and in spite of a newish large extension at the back it would appear to have kept its original features, including its windows. It is one of the original properties on the road. A house which immediately catches your attention and is a significant asset to Bradbourne Road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10342	Asset Class	Building
House Name	Agenda Item 6		
House Number	12,14		
Other Location			
Road Name	Bradbourne Road		
Conservation Area	Propose new Conservation Area = Bradbourne		

Description

Pair of semi-detached Victorian houses, built around 1850, originally known as Sylvan Villa and Sylvan Cottage. Two-storey, under pyramid roof, now concrete tiles. Yellow brick front with red brick quoins and window dressings, uncoursed ragstone side walls with red brick dressings. Tall yellow and red brick chimneys. Side entrances. Each house has, ground floor, a tripartite sash window under rubbed brick flat head with raised keystone. Timber sashes with cambered tops and horns. Above, single sashes.

Reasons for Inclusion

Once again this pair of semi-detached mid 19th century Victorian houses is one of the original properties in the road. They have their original windows, but not the original roof. They exhibit attractive use of materials, yellow brick with red brick quoins and uncoursed ragstone side walls. There is also an attractive Victorian ragstone wall outside both houses. Both houses are well in keeping with the Victorian aspect of this side of Bradbourne Road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10348	Asset Class	Building	Agenda Item 6
House Name				
House Number	66,68			
Other Location				
Road Name	Bradbourne Road			
Conservation Area	Propose new Conservation Area = Bradbourne			

Description

Pair of semi-detached villas built between 1868 and 1896 and originally forming part of a group consisting of Nos. 5, 4, 3, 2, & 1 'Bradbourne Villas'. This Victorian property (old No. 5 Bradbourne Villa) was built a few years later than Nos. 1-4 Bradbourne Villas, although it was still built before 1896. It is also in a slightly different style compared with the other Bradbourne Villas (now Nos. 70, 72&74, 76). Two-storey and attics. Yellow brick with red brick quoins and window surrounds. Steep-pitched roof, now concrete tiles. Six-panelled fielded doors with fanlights. Door surrounds have attached foliate columns and red brick pointed-arch (drop) door heads. Slightly projecting gabled bays have canted bay windows with attached turned columns for mullions and bracketed heads; first floor a double sash window with rectangular mullion, under gable with fretted bargeboard and small window in apex. All original pattern timber sashes.

Reasons for Inclusion

A very decorative and ornate pair of semi-detached villas with enough original features and of sufficient quality to distinguish them from other buildings of this time. Decoration and materials include contrasting brick quoins, foliated columns to door surrounds and arches over, and fretted bargeboards. They are eye-catching and add greatly to the appearance of Bradbourne road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10349	Asset Class	Building
House Name	Agenda Item 6		
House Number	70		
Other Location			
Road Name	Bradbourne Road		
Conservation Area	Propose new Conservation Area = Bradbourne		

Description

Detached Victorian house built between 1868 and 1896, originally forming part of a group consisting of Nos. 5, 4, 3, 2, & 1 'Bradbourne Villas'. It is deemed to have architectural/historical interest and was Grade III listed in the recent past. It is noted in The Kent Historic Buildings Index, 1998 and was incorporated in Sevenoaks District Council's draft Local List of 2001. One of three originally detached 19th century villas in gothic style. Two storeys with attic. All stucco. Gothic porch with pointed arched doorway and battlemented tower over porch. It has its original tiled roof and (mostly) original pattern timber sash windows.

Reasons for Inclusion

This was originally a Grade III listed house (The Grade III category was abolished in 1970). Such buildings are normally considered for local listing. It has most of its original features. It is an interesting and imposing property with unusual features including Gothic porch and battlemented tower which give it a landmark/folly quality. Together with its two neighbouring 19th century Gothic style villas (both subdivided, but one recently reconverted into one house) this building makes a significant contribution to this largely Victorian road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10350	Asset Class	Building	Agenda Item 6
House Name				
House Number	72,74			
Other Location				
Road Name	Bradbourne Road			
Conservation Area	Propose new Conservation Area = Bradbourne			

Description

Pair of semi-detached Victorian houses (originally one property) built between 1868 and 1896. It is deemed to have architectural/historical interest and was Grade III listed in the recent past. It is noted in The Kent Historic Buildings Index, 1998 and was incorporated in Sevenoaks District Council's draft Local List of 2001.

This property is the second of three originally detached 19th century villas in gothic style and is now subdivided. Two storeys with attic. All stucco. Gothic porch with pointed arched doorway. Tower over porch. (Mostly) original pattern timber sash windows.

Reasons for Inclusion

These were originally Grade III listed houses (The Grade III category was abolished in 1970). Such buildings are normally considered for local listing. Although originally built as one detached house, its subdivision into a pair of semi-detached houses has been skilfully done and the houses retain many of their original features. Together with the two neighbouring properties (Nos. 70 and 76), they make an impressive contribution to the street scene.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10351	Asset Class	Building
House Name	Agenda Item 6		
House Number	76		
Other Location			
Road Name	Bradbourne Road		
Conservation Area	Propose new Conservation Area = Bradbourne		

Description

This was originally built as a detached Victorian house between 1868 and 1896. It was then turned into a pair of semi-detached houses. It is now in the process of being converted back into a single house. It is deemed to have architectural/historical interest and was Grade III listed in the recent past. It is noted in The Kent Historic Buildings Index, 1998 and was incorporated in Sevenoaks District Council 's draft Local List of 2001. This is the last of the three originally detached 19th century villas in gothic style. Two storeys with attic. All stucco. Gothic porch with pointed arched doorway. Tower over porch, but plainer than on the other two properties. (Mostly) original pattern timber sash windows.

Reasons for Inclusion

With its most recent conversion probably the one property in this row of Victorian villas with the least of its original features. But this was originally a Grade III listed house (The Grade III category was abolished in 1970). Such buildings are normally considered for local listing. It still has some of its original features. no. 76 should also be seen as an integral part of the row of three Victorian villas. Taken together the three properties make an important statement in this historical road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10352	Asset Class	Building	Agenda Item 6
House Name	Little Paddock			
House Number	84			
Other Location				
Road Name	Bradbourne Road			
Conservation Area	Propose new Conservation Area = Bradbourne			

Description

Little Paddock' is a detached mid 19th century (1868 - 1880) Victorian house. It is deemed to have architectural/historical interest and was Grade III listed in the recent past. It is noted in The Kent Historic Buildings Index, 1998 and was incorporated in Sevenoaks District Council 's draft Local List of 2001. Two storey in brick, currently painted white. Sash and casement windows. Tiled and gabled porch to left.

Reasons for Inclusion

This is a large house and extends back a long way. It has many of its original features and has rarity value, as it is one of the original properties on Bradbourne Road. It is a significant building in an important historical area of Sevenoaks. This was originally a Grade III listed house (The Grade III category was abolished in 1970). Such buildings are normally considered for local listing.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10354	Asset Class	Building
House Name	Ashley		
House Number	5		
Other Location			
Road Name	Mount Harry Road		
Conservation Area	Not in any Conservation Area		

Description

A wide frontage detached house, built in 1924, in red brick below a steeply pitched plain tiled roof with a low eaves. First floor is constructed with accommodation "within the roof" with hipped dormers with hung tile cheeks. Two outer dormers are slightly larger than the central one and may be later additions. The front door/main entrance to the house is set within an attractive brick gabled bay with corbelled eaves and features red brick and flint "diaper work" within the peak to the gable above the first floor window. The front door features a plaster/rendered architrave surround with plaster work above the door. This is partially obscured by the entrance porch suggesting the latter feature may be a later addition. The building has casement windows with leaded lights, which appear to be replacement windows.

Reasons for Inclusion

The building displays some attractive elevational features such as the gable diaper work, lime mortar Flemish Garden Wall bond, brick chimney, etc. without being exceptional.

Selection Criteria

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10355	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	At the corner of Mount Harry Road and Woodside Road			
Road Name	Mount Harry Road			
Conservation Area	Not in any Conservation Area			

Description

A Type B 1930s pillar box dating from the reign of George V.

Reasons for Inclusion

An item of street furniture that contributes positively to the street scene, although this particular model/pattern is one of the more common types.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10356	Asset Class	Building
House Name	Bridle House		
House Number	27		
Other Location			
Road Name	Mount Harry Road		
Conservation Area	Not in any Conservation Area		

Description

A two storey semi detached white painted brick Victorian villa linked to the adjoining property, no. 29, by single storey side extensions. The two properties are dissimilar and are not architecturally paired, and together formed the lodge, stables and estate gardeners' accommodation for Garrick Grange, since demolished. no. 27 consists of a two gable fronted house with the elevation to the side bay set back from the main gable. The street elevation has heavily decorative barge boards to both the main roof and the entrance porch with prominent ridge finials featuring an inverted acorn carving. The property also possesses attractive four-centred arched windows with decorative moulded surrounds and stone or stuccoed projecting sub cills on corbelled supports. The casement windows have been replaced with modern units; however, the general pattern of the originals has been retained albeit with heavier modern window sections and trickle vents. A Victorian cast iron hand operated water pump in the front garden features an elegant curved operating handle, but is incomplete missing the vertical piston mechanism.

Reasons for Inclusion

The building is both of sufficient quality and retains important features of Victorian building, is of unique architectural style for the area, as well as contributing, with the adjoining property no. 29, to the local streetscape as a grouping of buildings. Both buildings are associated with the gardens of Garrick Grange and the town's historical development. The water pump is a rare surviving item of street furniture, albeit within the curtilage of a property, contributing to the character of the area.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10357	Asset Class	Building	Agenda Item 6
House Name				
House Number	29			
Other Location				
Road Name	Mount Harry Road			
Conservation Area	Not in any Conservation Area			

Description

A two storey semi detached white painted brick Victorian villa linked to the adjoining property, no. 27, by single storey side extensions. The two buildings are dissimilar and not architecturally paired, and together formed the lodge, stables and estate gardeners' accommodation for Garrick Grange, since demolished. The entrance to no. 29 is to the side of the property with a similar porch to no. 27. However, the house is more utilitarian in character than no. 27. The windows to the side entrance elevation are four-centred arched but do not have the detailing that are a feature of no. 27. This suggests that no. 27 may have been the original lodge and no. 29 the stabling and gardeners' accommodation. The windows may be original, particularly the two oculus windows on the front elevation which feature quartered glazing bars and a small square pane in the centre of the window. The building has a shallow hipped roof. The street frontage has a ragstone wall with brick quoining. The driveway appears to feature granite or ironstone setts, which may be original.

Reasons for Inclusion

The building retains many original features and is distinguished from other Victorian buildings in the area by virtue of its specific primary design as stables. Together with no. 27, it contributes to the local streetscape through grouping and prominent location. It is also associated with the gardens of Garrick Grange and the town's historical development.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10360	Asset Class	Building
House Name	Hazelbourne & Linton		
House Number			
Other Location			
Road Name	Hitchen Hatch Lane		
Conservation Area	Not in any Conservation Area		

Description

A large detached late-Victorian building in the Arts & Crafts style with single storey later addition. Now divided into two semi detached units, known as Hazelbourne and Linton, the whole is situated within the original curtilage shared by no. 35 Mount Harry Road, but is of greater interest, retaining much of the original A & C features and the original pattern windows. The building consists of pebbledash render above red brick facings with moulded string course, plain tiled roof with exposed rafter feet. Pedimented first floor casement window and V-shaped projecting bay at first floor to the south elevation, and half timbered gable, two fine oriel two storey bays with copper cupolas to the west elevation. The property displays some influence of Baillie Scott with whom the property is contemporaneous, particularly the flat roofed single storey bay, entrance porch, more austere first floor pebbledash treatment and simple but imposing chimney stacks. A fine entrance porch set at 45 degrees between the two wings, features with rubbed brick detailing, generously proportioned hardwood glazed door and small high level windows, Queen Anne style canopy and support brackets.

Reasons for Inclusion

The property is a good quality example of its period, and is a good example of an historical style particularly associated with Kent and, more particularly, the Arts & Crafts buildings of Bailie Scott and others In Sevenoaks and elsewhere. The building also has some local historical interest in view of its use as a convalescent home for the military at the time of the First World War.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.

15 Important association with the history of Sevenoaks's economic development.



Asset Number	10361	Asset Class	Building	Agenda Item 6
House Name				
House Number	10			
Other Location				
Road Name	Woodside Road			
Conservation Area	Not in any Conservation Area			

Description

A detached ragstone cottage, built in 1868 or earlier, with yellow brick string course and quoin work to corners and dressings around first floor windows. Some regularised/dressed stone to surrounds of ground floor openings. Tiled hipped roof. The front door appears to have been moved from the front of the house to the side. The cottage is of simple pleasing proportions and the stone material is an asset, although modern windows detract from the character of the elevations.

Reasons for Inclusion

The cottage is attractive and notwithstanding the window replacement, survives in largely its original external condition. It contributes to the character of the area. The building's age and location, and likely historical connections as an estate cottage of the Bradbourne estate, also warrant preservation.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10362	Asset Class	Building
House Name	Agenda Item 6		
House Number	27		
Other Location			
Road Name	Woodside Road		
Conservation Area	Not in any Conservation Area		

Description

A large Victorian detached property, built between 1868 and 1881 and originally called "Merlewood Stables", serving the extremely large residence of Merlewood (set in six acres) and subsequently converted from a coach house and stables in 1913 to residential use. The property is an imposing building in its own right in yellow stock brick with red brick quoins. The first floor gables are clay tile hung or half timber with roughcast infill. The roof is of plain clay tiles with steep projecting gables with boarded soffits on brackets and with large finials at the peak. Ground floor windows have decorative red brick surrounds and deep feature arches formed from rubbed voussoirs. The property retains many original windows. The property is linked with Samuel Bevington (1832-1907) who was a noted Sevenoaks figure active in providing for the poor.

Reasons for Inclusion

The building's inherent architectural quality and materials, as well as its original use and design, distinguish it from other buildings of the period in Sevenoaks. The property's former connection with Merlewood and Samuel Bevington and its association with the development of the town and its social history, also distinguish it.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10363	Asset Class	Building	Agenda Item 6
House Name	Tremont House			
House Number				
Other Location				
Road Name	Linden Chase			
Conservation Area	Not in any Conservation Area			

Description

Tremont House was built as a detached house in Arts & Crafts style around 1900 and is the oldest surviving property in the road. It may now be divided into multi-occupation. The property consists of a clay vertical tile hung and roughcast/pebbledash first floor above a red brick ground floor. The property features a steeply pitched plain tile hipped roof with bonnet tiles and sprocketed eaves. A particular feature are the imposing finely detailed/ribbed red brick chimney stacks. Other distinguishing features include original leaded light windows, including a large window wall to the stair well and large faceted bay windows with casement lights and central Venetian pattern window bays. The main gable peak incorporates an unusual "faux ashlar" decorative feature.

Reasons for Inclusion

The inherent architectural quality and materials distinguish this from other buildings of the period in Sevenoaks, and its Arts & Crafts detailing and style contribute to the character of the area.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10364	Asset Class	Building
House Name	The Glen		
House Number			
Other Location			
Road Name	Linden Chase		
Conservation Area	Not in any Conservation Area		

Description

A substantial late Victorian/Edwardian house now divided into flats, and thought to be one of the original properties in Linden Chase. The building includes decorative clay vertical tile hanging with swept eaves and half timbered gable peaks to the first floor above a red brick ground storey. The roof is of plain tiles, steeply pitched gables and hips, with projecting bracketed gable barge boards with open eaves and exposed rafter feet. The ground floor elevations feature some fine dressed stone surrounds to windows and the main entrance door arch, and large windows with stone transoms and mullions. The principal elevation incorporates a "turreted" bay with a projecting half timbered first floor on brackets with a pyramidal tiled roof surmounted by copper finial. Other distinguishing features include a large red brick chimney stack.

Reasons for Inclusion

The inherent architectural quality and materials distinguish this from other buildings of the period in Sevenoaks, and its Arts & Crafts detailing and style contribute to the character of the area.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10365	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Gate pillars at entrance to Lahaina and Springbank			
Road Name	Linden Chase			
Conservation Area	Not in any Conservation Area			

Description

A pair of imposing gate piers in yellow brick with recessed red brick course details and mouldings, surmounted by a pair of cast stone "pineapple" features. Gates are missing as is the associated boundary walls or railings now replaced with incongruous chestnut paling fence. The gates formed the entrance to "Maywood", built in 1874 by Sir Thomas Jackson, and now functioning as the Adult Education Centre.

Reasons for Inclusion

The gate piers, once the entranceway to a building designed by Sir Thomas Jackson, are an feature of the design and development of the area.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10366	Asset Class	Building
House Name	Pine Lodge & Linden Beeches		
House Number			
Other Location			
Road Name	Linden Chase		
Conservation Area	Not in any Conservation Area		

Description

A substantial Edwardian house, one of the original properties in the road, since divided into two properties in the early 1960s. The property includes decorative clay vertical tile hanging with swept eaves to the first floor above a red brick ground storey. The roof is of plain tiles, steeply pitched gables and hips, with gable barge boards and an open eaves. The ground floor elevations feature some fine original leaded light windows, some of the larger with Venetian style glazing bars. The first floor windows are also original with some ribbon feature windows. The principal elevation incorporates an attractive entrance porch set at 45 degrees in plan, with generous entrance doors below a projecting lead covered canopy supported on corbelled brackets and a decorative wrought iron diagonal tie, tied back to the front elevation. Other distinguishing features include a large brick chimney stack to the side of the main entrance in the manner of Lutyens with ribbed moulded brick features. The roof is surmounted by a lofty decorative weather vane.

Reasons for Inclusion

The property is distinguished by the architectural quality and materials used, and by the Arts & Crafts detailing resulting in a positive contribution to the town's character.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10367	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	At the junction of Bradbourne Park Road and Linden Chase.			
Road Name	Linden Chase			
Conservation Area	Not in any Conservation Area			

Description

A George V letter post box, of cast iron built into a brick stand, located at the corner of Linden Chase and Bradbourne Park Road.

Reasons for Inclusion

An item of street furniture that contributes positively to the street scene.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10370	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Against wall of the Coach House at beginning of footpath to Kippington		
Road Name	South Park		
Conservation Area	Not in any Conservation Area		

Description

Boundary marker stone likely to signify the boundaries of Kippington parish and to date from 1877. Before the railway, the Kippington lands ran across the Granville area including South Park. The railway separated St Nicholas church from 'Kippington' and William Thompson managed to persuade the Archbishop in the mid 1870s to agree to the formation of the new parish and to its new boundaries which were subsequently marked out.

Reasons for Inclusion

A surviving historic boundary marker.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10374	Asset Class	Building	Agenda Item 6
House Name	Scots Grove/Scotswood			
House Number				
Other Location				
Road Name	South Park			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Substantial two-storey house, now two. Yellow stock brick with hipped slate roof. Lesser hipped slate roof wings and substantial chimney stacks. Sash windows under flat rubbed brick arches.

Reasons for Inclusion

One of the earliest Victorian houses in the immediate area. Imposing chimney stacks. Retention of timber sash windows and original brick details help to reinforce the building's character.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10375	Asset Class	Building
House Name	Agenda Item 6 Red Wing/ The Red Cottage		
House Number			
Other Location			
Road Name	South Park		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Picturesque two-storey, linked late Victorian cottages. Red brick with fancy tile hanging to first floor and tiled roofs. Asymmetrical front. Large centre gabled wing with prominent end flush chimney stack. Recessed lower wing links with entrances, that to Red Cottage being in a hipped porch. Smaller gabled wings either side, that to Red Wing having ground floor five-light canted flat-roofed bay window, that to Red Cottage having two-storey four-light canted bay under projecting gable with carved brackets. Moulded bargeboards and eaves cornices; small-paned casement windows. Frontage red brick wall with unusual bond (monk?) and half-round decorative capping bricks.

Reasons for Inclusion

Attractive and imposing Victorian linked houses retaining original features. The frontage wall appears to be original and would therefore be included with the house as a local list feature if listed.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.



Asset Number	10377	Asset Class	Building	Agenda Item 6
House Name				
House Number	5,7			
Other Location				
Road Name	South Park			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

Originally a pair of semi-detached late Victorian houses now converted into flats but retaining the original external features, including yellow brick with red brick details. Each has wide, three-storey gabled front and rear wings with narrow recessed two-storey side wings, flat roofed with parapets. 45 degree pitch slate rooves. Dentilled gables have pairs of round headed windows under projecting moulded brick arches at ground and first floor level and a similar single window in the gable. Plat bands and raised strings at window head level and beneath first floor window cill. Good yellow brick, panelled, garden wall with red brick coping and open-work panels.

Reasons for Inclusion

Victorian facade with exceptionally attractive detail. Probably designed by Sir Thomas Jackson. Front wall of particular interest. Adds to the street scene.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance



Asset Number	10379	Asset Class	Building
House Name	Brackley House		
House Number			
Other Location			
Road Name	South Park		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

Large detached house, two storeys with attics. Red brick, hipped tiled roofes with exposed eaves and decorative ridge tiles and finials. Recessed centre with tall mullioned and transomed staircase window under cambered brick head. Asymmetrical hipped projecting wings either side with fancy tile hanging at first floor above dentilled course. RH wing has steep-pitched tiled timber porch and horizontally divided casement windows on both floors, the lower under cambered brick heads, the upper with bracketed cills. LH wing has casement windows, the upper windows breaking the eaves with shallow sloping roof, and double dormer window at ridge level.

Reasons for Inclusion

One of the earliest houses on South Park, this Victorian detached property is of exceptional quality retaining much of its original appearance. The retention of original architectural features adds to the value of this house.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10381	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	15 - 25			
Other Location	Behind this terrace of 6 Victorian cottages			
Road Name	Bradbourne Road			
Conservation Area	Not in any conservation area			

Description

An old Victorian ragstone wall (Street furniture) probably dating from between 1801 and 1850. It is a high wall, as the older ragstone has been topped by old bricks. The wall is not visible from Bradbourne Road. The photograph was taken from the interior of 19 Bradbourne Road.

Reasons for Inclusion

This is part of the old ragstone wall which runs for much of the length of the West side of Bradbourne Road. It marked part of the Bradbourne Estate boundary and later denoted the boundary estates of the large mansions on this side of the road. The wall is therefore closely associated with the early history of Bradbourne and is an integral characteristic of the local area.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10383	Asset Class	Building
House Name	Agenda Item 6 Lyle Court Cottage		
House Number	47		
Other Location			
Road Name	Bradbourne Road		
Conservation Area	Not in any conservation area		

Description

Two-storey detached house (probably built between 1825 and 1850), double fronted. Roughly coursed ragstone under slate roof with projecting eaves. Centre oak-planked door with decorative strap hinges. Either side, casement windows in stone surrounds. Under the eaves, a pair of shallow-depth four-light leaded casement windows (new but in keeping). The house is fronted by the continuation of the old Victorian ragstone wall.

Reasons for Inclusion

This is one of the oldest of the original properties in Bradbourne Road and therefore has rarity value. The use of rough coursed ragstone makes it stand out and gives it a landmark quality. Although the house clearly has been restored over the years, the restoration work has been done to a high standard and would seem to be faithful to the original.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10384	Asset Class	Building	Agenda Item 6
House Name	Redwings and The Old Stables			
House Number	53,55			
Other Location				
Road Name	Bradbourne Road			
Conservation Area	Not in any conservation area			

Description

Nos. 53 "Redwings" & 55 "The Old Stables", a pair of semi-detached Victorian properties built between 1870 and 1880 and formerly the coach house and stables to Sir Thomas Jackson's architect designed 'Maywood' later Hatton and now the Adult Education Centre. Red brick with steep-pitched tiled rooves. Good brick chimney stacks, one projecting on street side. Raised brick plat band to first floor. Variety of windows under cambered or semi-circular arches. Nice bell turret with ogee lead roof and cockerel weathervane. An old wall clock built in to one of the arches overlooking the garden. The rear of both properties abuts directly onto the roadway. It appears that a section of the old ragstone wall - so much a feature of this side of Bradbourne Road - is incorporated into the rear wall of no. 53.

Reasons for Inclusion

These two semi-detached properties retain many of their original features. They are important because they were designed by Sir Thomas Jackson. Furthermore, because of their original quality and size the buildings are an important feature of this part of Bradbourne Road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10385	Asset Class	Building
House Name	Maywood		
House Number			
Other Location	(now Adult Education Centre)		
Road Name	Bradbourne Road		
Conservation Area	Not in any conservation area		

Description

'Maywood' was built in 1874 by Sir Thomas Jackson for his friend Major James German, later called 'Hatton' and now the Adult Education Centre. Substantial multi-gabled house. Red brick with steep-pitched tiled roof. Tall brick chimney stacks with corbelled heads. Ranges of small-pane timber sash windows under cambered rubbed brick arches and a tall eight-light 'staircase' window. Later two-storey porch. Later wing to North in same style and materials.

Reasons for Inclusion

This is a significant and large building in extensive grounds. It is important not only by virtue of its original imposing structure but also because it was designed by Sir Thomas Jackson and because of its association with Major James German. As a result of its size "Maywood" dominates Bradbourne Road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

13 Association with an important national or local historic figure or event.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10386	Asset Class	Street Furniture	Agenda Item 6
House Name	Maywood			
House Number				
Other Location	(now Adult Education Centre)			
Road Name	Bradbourne Road			
Conservation Area	Not in any conservation area			

Description

The most significant length of the old ragstone wall, which is such a feature of Bradbourne Road, borders the buildings and grounds of Maywood (Adult Education Centre) and extends all the way down to Bradbourne Park Road. Much of the ragstone wall fronting the pre-war properties between Bradbourne Park Road and Bradbourne Vale Road may also be part of the original wall. The very last section in front of no. 95/97 is ragstone on a brick base.

Reasons for Inclusion

This wall is an integral part of the streetscape of Bradbourne Road and its history.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10388	Asset Class	Building
House Name	Agenda Item 6		
House Number	71		
Other Location			
Road Name	Bradbourne Park Road		
Conservation Area	Not in any Conservation Area		

Description

no. 71 is a large detached late 19th century house built in yellow brick under slate rooves. It has three floors and a tower to the RHS where there is also a ground floor splayed bay window with slate roof. In addition it has single storey full height extension to the RHS with hipped slate roof and three large sash windows. To the left of the front door, which has an ornamental timbered porch, the house has two floors. There are ornamental barge boards to both the second and third storey gables. All windows have red brick heads with white keystones, those in the main house being triangular in shape, except for those on the bay window.

Reasons for Inclusion

no. 71 was originally called 'Bradbourne' and is one of the few remaining original properties in the road, which gives it rarity value. It is an imposing house with pretensions! The windows with their largely triangular tops are very unusual in Sevenoaks. and the tower in the centre is a striking feature, as is its massive extension, which has the dimensions of a ballroom or a chapel. It is a building which takes the eye.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

17 Significant landmark building, folly or curiosity.



Asset Number	10389	Asset Class	Building	Agenda Item 6
House Name				
House Number	73			
Other Location				
Road Name	Bradbourne Park Road			
Conservation Area	Not in any Conservation Area			

Description

No. 73 is a large detached later 19th century house, rendered and roughcast, with contrasting white detail round all windows and white quoins to the corners of the main building and the tower. The RHS has three storeys and the LHS only two, with a gable to each. It is very similar to no. 71, with a ground floor bay window to the RHS, a central tower and triangular topped windows. In addition it has an imposing timber porch with side lights, and a single storey extension to LHS with ornamental balcony above. To RHS it has an undistinguished annexe which might be somewhat later and appears to be poorly maintained.

Reasons for Inclusion

No. 73 was originally called 'St. Clere, and after 1910 'Hollington'. It is second in a group of three original buildings in the road , which gives it rarity value. It is a handsome house, though the original brickwork has been covered by roughcast which was fashionable in the Edwardian period. The contrast between the roughcast and the white edgings is very striking and gives it impact in a way which distinguishes it from its neighbour. the rather insignificant annexe does not blend with the whole, but cannot detract significantly from the main house.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

17 Significant landmark building, folly or curiosity.



Asset Number	10390	Asset Class	Building
House Name	Agenda Item 6		
House Number	75		
Other Location			
Road Name	Bradbourne Park Road		
Conservation Area	Not in any Conservation Area		

Description

No. 75 is the third in the series of large detached 19th century houses in this part of Bradbourne Park Road and is very difficult to see because of creepers and vegetation. It is built of red brick under a tiled roof with a yellow brick string course at first and second floor levels. There is a splayed bay window with sashes to ground floor on RHS, a three light window with arched window heads and white keystones above that. Also, another set of three in the gable end. There appear to be other round headed windows and possibly the front door on the LHS, surmounted by a large semicircular pediment which is covered in ivy. The ornamental tiled roof is not in a good state of repair.

Reasons for Inclusion

No. 75 was originally called 'St Valerie' and though an imposing building, it lacks the central tower of its neighbours and has a narrower frontage. It appears to be rather neglected but is worth including here for its rarity value and the importance of its place this group of surviving Victorian houses in Bradbourne Park Road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.



Asset Number	10391	Asset Class	Building	Agenda Item 6
House Name	Linden Beeches Cottage			
House Number	81			
Other Location				
Road Name	Bradbourne Park Road			
Conservation Area	Not in any Conservation Area			

Description

No. 81 is set in a large plot, down a long drive and is one of the original properties in Bradbourne Park road. It is built of rendered brick, tile hung on the upper floors with front door towards LHS and a protruding gabled wing beside it. The windows are multi-paned casements, the large one on the ground floor below the gable end may have original metal window frames, and has fanlights over it, other windows have been sympathetically replaced. There is a long dormer window in the roof to LHS. The gable window is in Venetian style and bottle glass has been inserted in many of the window panes. To RHS of gable is a long, narrow range of multi-paned windows set at a high level. There is a timber outhouse to RHS.

Reasons for Inclusion

No. 81 is an attractive cottage, set in its own grounds, some of which have been sold off for development. It has rarity value, being one of the original late Victorian properties in Bradbourne Park Road. It is an interesting style of architecture for the date and appears to be influenced by the Arts and Crafts movement, having casement windows and being more cottage like and understated than the older, mansion style houses close by. Undoubtedly changes have been made, and the Venetian window may not be original, but the overall impression is pleasing.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.



Asset Number	10392	Asset Class	Building
House Name	Agenda Item 6		
House Number	83-91		
Other Location			
Road Name	Bradbourne Park Road		
Conservation Area	Not in any Conservation Area		

Description

Nos. 83-91 make up a terrace of two storey yellow brick cottages under a hipped slate roof with raised party wall divisions and yellow brick chimneys with cream chimney pots. The frontage and the four-light casement windows are flat in profile, with one row of contrasting grey brick over each window, on both floors. There are three doors to the front plus one at each end and the only architectural feature is that the first set of windows and the last are set slightly forward from the main frontage. No. 4 has two Velux windows in the roof, but this detracts very little from the whole.

Reasons for Inclusion

This row of 5 terraced cottages, originally called Woodside Cottages, was built at the turn of the 19th/20th century in a much simpler style than some of its contemporaries in Sevenoaks. Gone are the bay windows and penthouse porches, typical of the earlier period, and the cottages are set well back from the road, not directly on the pavement. This gives the properties a sense of spaciousness, even though the accommodation is not large. Any restorations have been sympathetically done, and the row appears to be unchanged from its original design. It has kerb appeal and the uncluttered lines may well show the influence of the Arts and Crafts movement.

Selection Criteria

- 3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10395	Asset Class	Building	Agenda Item 6
House Name	The Granville School			
House Number	2			
Other Location				
Road Name	Bradbourne Park Road			
Conservation Area	Not in any Conservation Area			

Description

The main building of what is now The Granville School was built between 1870 and 1891 is a converted substantial 3-storey Victorian house. Brick built under a tiled roof with part hung tiled facade, ground floor bay and porch. Many decorative brick features.

Reasons for Inclusion

A building with many interesting original features, including decorative hung tiles, inscribed brick courses, ornate moulded tiles, finials and ridge tiles. The building commands a prominent site from the road and has had some, but sympathetic, additions in the past. Sevenoaks District Council 's Sevenoaks Residential Character Area Assessment document of 2012 for Bradbourne Park Road highlights this property as contributing to the character of the road and a 'historic townscape feature'. Sevenoaks District Council 's description commends the 'scale, designs and materials of the house as representative of the period and a reminder of the origins of the character area'. The Granville School is also on Sevenoaks Town Council's draft Local List of 2005.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10396	Asset Class	Building
House Name	Eversley		
House Number	4		
Other Location			
Road Name	Bradbourne Park Road		
Conservation Area	Not in any Conservation Area		

Description

Large detached Victorian property built between 1870 and 1891, known as 'Eversley'. Stone facade and gable-ended frontage under a tiled roof, with large sash windows and a substantial stone porch with balcony over.

Reasons for Inclusion

A pleasingly proportioned house with an impressive stone entrance porch. The stone facade makes it unusual. One of the few remaining original properties in the road and therefore has rarity value. Sevenoaks District Council's Sevenoaks Residential Character Area Assessment document of 2012 for Bradbourne Park Road highlights this property as contributing to the character of the road and a townscape feature. Sevenoaks District Council's description commends the 'scale, designs and materials of the house as representative of the period and a reminder of the origins of the character area'.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10398	Asset Class	Building	Agenda Item 6
House Name	Littlegarth			
House Number	22			
Other Location				
Road Name	Bradbourne Park Road			
Conservation Area	Not in any Conservation Area			

Description

A substantial detached property with exposed brickwork with decorative features to the ground floor and a decorative timbered and rendered facade to the first floor. It has very ornate barge boards, finials and chimneys. Originally formed part of the buildings (probably the stables) relating to a large villa which is now No. 27 Woodside Road. 'Littlegarth' was part of the extensive Victorian 'Merlewood' estate built in the 1870s and converted into residential accommodation around 1910.

Reasons for Inclusion

Many interesting features, including the decorative combination of a timbered facade and brick features. The materials combine together to present a very pleasing building, which has been preserved from the old Merlewood estate. 'Littlegarth' is also on Sevenoaks Town Council's draft Local List of 2005.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

13 Association with an important national or local historic figure or event.



Asset Number	10399	Asset Class	Building
House Name	Walthamstow Hall Junior School, Main House		
House Number			
Other Location			
Road Name	Bradbourne Park Road		
Conservation Area	Not in any Conservation Area		

Description

A late Victorian large villa built in 1903. It was originally named 'The Limes' and now forms the core building of Walthamstow Hall Junior School. Brick built with a corner turret, sash windows with a bay and a substantial entrance porch with stained glass windows. There are several later extensions linked to the building and the original roof tiles have been replaced and a dormer window added. There is an inscription stone "1903"

Reasons for Inclusion

A building with several interesting original features, including a turret and a very imposing entrance porch and steps with the original door and stained glass windows. Included on Sevenoaks Town Council's draft Local List of 2005.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10400	Asset Class	Building	Agenda Item 6
House Name	Walthamstow Hall Junior School, The Lodge			
House Number				
Other Location				
Road Name	Bradbourne Park Road			
Conservation Area	Not in any Conservation Area			

Description

Former estate lodge, built in about 1903, to "The Limes", now part of the buildings of Walthamstow Hall Junior School. It comprises a single storey white painted brickwork lodge below a clay plain tile roof with decorative ridge tiles. Original sash windows and front door. Brick dentil course at eaves level and moulded brick features to the piers of the bay window. Projecting timber barge boards and struts to the gables.

Reasons for Inclusion

Although not of outstanding architectural interest, the building's original function as a lodge is evident and it represents a local landmark, enhanced by its elevated position on a grass bank. The lodge has some local historical interest being associated with the original building, 'The Limes', that it served. Sevenoaks District Council's Sevenoaks Residential Character Area Assessment document of 2012 for this area also highlights the Estate Lodge as contributing to the character of the road and a townscape feature.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

17 Significant landmark building, folly or curiosity.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10401	Asset Class	Building
House Name	Temple House		
House Number	34,36		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

Substantial four-storey commercial building built in 1884 in red brick with rubbed and moulded brick details in Mannerist style. Tiled roof. Recessed centre section with two prominent gabled projecting wings. Modern steps and railings lead up to three-centred arched doorway at mezzanine level. Semi-circular windows either side. Terracotta string course and two plaques either side of the door with date 1884. Timber balustraded balcony on carved brackets at first floor. Sash windows above with flat rubbed brick heads, the upper sashes with horns and subdivided by glazing bars. Moulded brick string and eaves cornice. Upper parts of gabled wings have moulded brick pilasters, cornices, cills and aprons to windows. Large moulded brick chimney stacks.

Reasons for Inclusion

This is a most impressive property in an important area of the town and surrounded by (mostly) Grade II houses. It has much of its original decoration. Set back from the busy High Street and above street level, Temple House makes an important statement and dominates the street scene in this area.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10402	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	48a			
Other Location	adjacent to 48a			
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

Gates/gateposts/gate piers/railings from 1840 to 1900. Victorian high freestone wall, iron gate piers and iron railings on stone plinth adjacent to no. 48a High Street and surrounding the entranceway to the Red House Cottages.

Reasons for Inclusion

The Victorian ragstone wall, railings and iron gate piers are part and parcel of this historic part of Sevenoaks with its significant number of Grade II buildings.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10403	Asset Class	Building
House Name	Red House Cottages		
House Number	1,2,3,		
Other Location	Austens Drive, private road off the High Street		
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

Nos. 1, 2 & 3 Red House Cottages in Austens Drive off the High Street (1686-18680 are within an extremely old terraced house, as they were once part of the 'Red House' estate(now a Grade II listed building at No. 50 High Street), which dates to 1686. These buildings could therefore be similarly dated. The terrace of three properties is formed of an L shaped building, which is shown on the OS map of 1868 as a single property. Called the 'Red House Cottage' by around 1900, it was not subdivided into the present three properties until much later. Austens Drive, the private road where the Red House Cottages are situated, was also once the entrance for the Red House stables and a likely possibility is that these were the old stables converted to separate residential accommodation around 1900. Substantial parts of the main walls of these cottages are in old ragstone, but with brick quoins. The window and door surrounds on the ground floor are also in brick. The shorter front of the L shaped building (one cottage only) has gabled windows on the first floor. The low wall covering the two sides of the enclosed garden is also mainly of ragstone with bricks built-in around the gateways.

Reasons for Inclusion

This L shaped terrace of three cottages may be amongst the oldest buildings in Sevenoaks. While it is difficult to determine the exact date when the building (possibly originally stables to the Grade II listed Red House) became residential accommodation, its likely age and the well-proportioned aspect of the (now) three cottages with many original features make it worthy of listing now. The retention of old ragstone with brick quoins and brick window and door surrounds represents especially good use of materials and considerably enhances the attractiveness of these old cottages. This terrace makes an important contribution to the townscape of this somewhat hidden area of the centre of town.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10406	Asset Class	Street Furniture	Agenda Item 6
House Name	Austens			
House Number				
Other Location	Austens Drive, private road off the High Street			
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

Victorian ragstone wall (1840-1900) surrounding at least two sides of Austens, a rebuilt single storey stone house. The old stone property would seem to have been built into this original old stone wall. There are red brick window apertures and doorways in the old wall.

Reasons for Inclusion

This wall represents an important asset in this historical part of Sevenoaks so rich in Victorian and older Grade II listed buildings.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10407	Asset Class	Building
House Name	Agenda Item 6		
House Number	52		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

no. 52 is a commercial building built in 1839. Originally on two floors, its basic construction was as at present with two large oriel windows over shop, with front taken up as parapet. In about 1900 another storey was added, clad in tiles, and two high gables were built. On the ground floor is the symmetrical painted timber shop front with centre double doors framed each side by one double and one single width display window enclosed by elegant pilasters and capitals on medium height panelled painted stall riser. The double windows are divided in two by a slim mullion. All is surmounted by shallow splayed fascia. A single glazed timber door to the right hand side gives access to upper floor accommodation. The first floor is of painted render with two elegant bay sash windows placed symmetrically over shop front with moulded flat cornice and narrow curved glass at each side. Second floor -the later addition - is hung with plain and fishtail tiles with two prominent dormers each with moulded bargeboards and plastered tympanum and six pane sash windows. Roof is in steep slate with clay tile ridge and brick chimneys at each end.

Reasons for Inclusion

This is an extremely attractive building and, unusually for a shop in the High Street, has retained a significant amount of its original features, including the second floor addition in 1900. In particular, the painted timber shop front stands out and considerably enhances the appearance of the High Street. This building was originally Grade III listed, designated of local historic interest and noted in "The Kent Historic Buildings Index 1998". It is also on the Sevenoaks District Council 's draft Local List of 2001 and further designated as "Building Contributing to Character" in Sevenoaks.

Selection Criteria

1 Built before 1840, original external features still recognisable.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10408	Asset Class	Building	Agenda Item 6
House Name				
House Number	64,66			
Other Location				
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

Nos. 64 and 66 are two shops within a single late Victorian double fronted brick commercial building, erected 1882/83, on three floors, each with symmetrical upper floors. The first and second floors each have two pairs of sash windows with flat brick soldier course lintels over each window and 'Doric' style pilasters on each side and between each pair of windows. The pairs of windows with framing pilasters continue up to roof parapet level of each building and are capped with moulded brick pediment with herringbone pattern brickwork within the tympanum. The pilasters are finished above the second floor windows with flat brick soldier arches. Moulded brick string courses link capitals to ground floor windows; there are cills to all windows, and capitals to first floor pilasters and as capping to roof level parapet. Stone/concrete cills to first floor windows are supported by moulded brick corbels under each pilaster. It has roof concrete pan tiles with ridge coping in red/brown tiles.

Reasons for Inclusion

Occupied by two shops this is a very impressive and proportioned single building. It has many of its original features and these include the very fine matching pairs of windows with intricate brickwork. The building is an integral part of the High Street street scene. There is also an important historic aspect, insofar as Horncastles has occupied no. 66 since 1888, and Francis Jones (jeweller) no. 64 since 1941. The building is designated on the Sevenoaks District Council's 2008 High Street Conservation Area Character Appraisal map as a "Building contributing to Character" in Sevenoaks.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10409	Asset Class	Building
House Name	Agenda Item 6		
House Number	80		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

No. 80 is a two storey commercial building built in 1931 in 'neo-classical' style with a single dormer in attic space. Main part of frontage, about three quarters of whole, designed symmetrically with first floor oversailing Redman's Place to right hand side to provide passageway to properties to the rear. Front elevation is in red/brown brickwork. The ground floor has two round headed windows with rectangular panes and fanlight over on each side of central double entrance doors with single row of panes and semi-circular fanlight over, matching adjacent windows, and all in white painted surround and transom under fanlights. the windows have high level cills and doors set in a slightly recessed shallow alcove, edged with matching brick-on-edge and stone keystone. There are white painted kerbs to the facade of varying depths to suit pavement falls. there is a lintel to side passageway faced with brick-on-edge with stone keystone. The first floor has three symmetrically placed sash windows with bars intact in moulded frames over ground floor doors and windows. The windows have flat arches of rubbed headers with stone keystone. there is a similarly detailed window centrally over the passageway on the right/south side. The roof is steeply pitched in plain tiles and the ridge with the central section has been brought forward from the main roof and is hipped on both sides. Main roof hipped to south only, roof to north abuts adjacent property. Single small dormer central on main facade with sash window, moulded frame and eaves and curved pediment in front. Main roof has moulded and modillioned cornice, concealed gutters with two downpipes at south end.

Reasons for Inclusion

This is an outstanding neo-classical style building with near perfect proportions. On the Sevenoaks District Council 's 2008 High Street Conservation Area Appraisal Map it is designated as "Building Contributing to Character" in Sevenoaks. It is one of the few buildings on the High Street without a functional "shop front". But for the Barclays Bank sign on the front, it could easily be mistaken for a residential town house. It contributes hugely to this part of the High Street.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10410	Asset Class	Building	Agenda Item 6
House Name				
House Number	82			
Other Location				
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

no. 82 is a three storey commercial building built in 1909 in Edwardian 'neo-classical' style. It is two bays wide with pitched tile roof behind balustrade on street frontage and south return. On the first and second floors, there is a pair of casement windows in moulded surrounds set in brickwork with stone quoins on each side. The first floor is capped by heavy broken pediment and moulded entablature. the second floor windows have moulded stone cills and brackets and keystone. The roof balustrade is in 'neo-classical' style with bulbous stone balusters, moulded coping and plinths in centre and at corners over heavy moulded modillioned cornice, coarse dentils and entablature and moulded string course over second floor windows.

Reasons for Inclusion

This is a good example of a robust Edwardian neo-classical style building with many of its original features. It has two very fine casement windows on the first floor and the roof balustrade is especially impressive. It is an important asset to the High Street scene. On the Sevenoaks District Council 's 2008 High Street Conservation Area Character Appraisal map it is designated as a "Building Contributing to Character" in Sevenoaks.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10411	Asset Class	Building
House Name	Agenda Item 6		
House Number	84		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

no. 84 is a commercial building, originally built in the late 18th century (1790) but substantially renovated and rebuilt in 1902 when it was raised to four storeys and re-fronted in mock-Tudor style, half-timbered and stucco. On the ground floor the bronze metal shop front is in three panels with a single entrance door and side panel on right hand side with fanlights to match over. It has a low brick kerbing/stall riser and brick piers each side and a medium height dark fascia over. The first and second floors have a central projecting double-height canted bay window with four sashes to each window and decorative pargetted panel. The top floor is within a steeply gabled roof, jettied out with end-corbels, four-light casement window and carved bargeboards. The side walls are carried up as parapets, supported on corbels. There is a prominent projecting clock at first floor.

Reasons for Inclusion

This is one of the most attractive, interesting and prominent buildings in this part of the High Street. It is a fine example of mock Tudor style with most of its original features. Particularly noteworthy is the pargeted panel between the two windows on the first floor. The addition of an attractive projecting clock on the first floor with a decorated crown on top completes this impressive building. It is noted in the "Kent Historic Buildings Index, 1998" as being of "historic local interest". It is also on Sevenoaks District Council's 2001 draft Local List and on Sevenoaks District Council's 2008 High Street Conservation Area Character Appraisal map, where it is designated as a "Building Contributing to Character" in Sevenoaks.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10412	Asset Class	Building	Agenda Item 6
House Name				
House Number	96			
Other Location				
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

no. 96 is a commercial building, built in 1938. Treble width frontage on three tall floors, extending approximately one floor above adjacent properties, in brick taken up as parapet with two levels of flat roof. On the first and second floor the metal casement windows have fanlights set in three vertical panels with cream matt glazed tiled surrounds as heads to first floor windows and cills to second floor windows. Vertical panels formed by four splayed brick piers are taken through both floors, the centre panel being wider than the others. The piers have simple brick bases and capitals and are capped overall by projecting coping in similar tiles and linked at base by string course sub-cill of brick-on-edge. Window panel feature surrounded by brick parapet with concrete coping and narrow brick panels each side. There are decorative diagonal brick panels between first and second floor windows.

Reasons for Inclusion

An interesting building of singular design with imposing frontage. A worthy representative of its period. It stands out in this part of the High Street. It is noted in 'The Kent Historic Buildings Index, 1998' as being of 'Historic local interest' It is also on the Sevenoaks District Council 's 2001 draft Local List and is designated on the Sevenoaks District Council 's 2008 High Street Conservation Area Character Appraisal map as a 'Building Contributing to Character' in Sevenoaks.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10413	Asset Class	Building
House Name			
House Number	98		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

no. 98 is a commercial building built in 1938 in semi-classical style. Three storeys with brick facade and stone quoins on first and second floors and simple stone cornice with string courses at roof level below parapet. The ground floor has a modern steel and glass shop front. The first and second floors have a three window facade. The windows are equally spaced within the elevation. There are tall round headed 'Crittall' style casement windows on first floor in timber frame and opening trimmed by brick-on-edge. On the second floor there are three almost square similar styled casement windows with stone cills. The roof is flat with a raised brick parapet stepped in the centre with recessed panel and stone coping.

Reasons for Inclusion

This is a building typical of the pre-second war period. The second and third floors are finely balanced and proportionate - an especially attractive facade. The building is designated on the Sevenoaks District Council 's 2008 High Street Conservation Area Character Appraisal map as a 'Building Contributing to Character' in Sevenoaks.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10414	Asset Class	Building	Agenda Item 6
House Name				
House Number	108			
Other Location				
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

No. 108 is a commercial building built between 1800 and 1850. It underwent a major rebuild in 1982/3. The ground floor is a modern shop front. The first floor has three closely spaced composite sash windows with single pane below and upper half divided vertically and horizontally in two. The windows are divided in centre by stone piers and brick pilasters each side and capped by stone lintel and string course through upper window panes. Stone cills. Plain brick panel on each side of windows recessed from face of windows and pilasters at each end of elevation. Pilasters lightened by brick on end recesses every fourth course. The second floor also has three closely spaced composite sash windows. Here they are framed with brick pilasters and terracotta arch lintels with keystones and stone capitals at base of arches and moulded stone string course and cills. Windows are in white painted timber with upper leaf divided into two and to suit arches. Swag style terracotta in panels set in plain brickwork below windows and moulded string course in brick/terracotta across full width under windows. Central window panels capped by moulded terracotta pediment with chequer-board pattern in brickwork within and small brick piers at each side capped by stone coping and finial. Brick pilasters at each end of elevation, narrower than on first floor, picking up line of stone moulded string courses of central panels. Lower part of pilasters plain, upper parts having terracotta decorative feature in centre and capped by small stone pediment. Roof is of slate tiles finished in central glazed lantern capped with decorative coping and terminal finials at each end. Roof largely concealed from ground level by stone capped brick parapet, raised from side panels of main elevation. Brick chimneys with single flue at each end of main elevation.

Reasons for Inclusion

This building is distinguished by bold decoration in brick and terracotta - quite outstanding for some of the detail. Both first and second floors, although with different windows and decoration, are equally well proportioned. Not easy to say to what extent the detailed features are original - some certainly. But the building makes a strong statement in the High Street, even though it is bordered by some Grade II listed buildings. It is noted in 'The Kent Historic Buildings Index, 1998' as being of 'Historic local interest' It is also on the Sevenoaks District Council 's 2001 draft Local List and on Sevenoaks District Council 's 2008 High Street Conservation Area Character Appraisal map it is designated as 'Building Contributing to Character' in Sevenoaks.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10416	Asset Class	Building
House Name	Agenda Item 6		
House Number	138 - 148		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

This group of "other residential property" was first built between 1823 and 1837 as a terraced row of handsome private houses. In the mid 1930s the houses were converted into shops with flats above. The terrace consists of three storeys plus basement. Single-storey front shop extensions were added in 1935/36. The upper floors are of buff London Stock brick. Parapets replaced eaves detail in around 1970. Two string courses in blue brick over second floor windows to Nos. 142 and 144 and a shallow projecting string course between first and second floor windows for full width of elevation. Both floors have timber sash windows, first floor twelve-paned, second floor six-paned. The windows to each floor are grouped, two over Nos. 138, 140, 142 and 144 and three over Nos. 146 and 148 with one over archway between Nos. 142 and 144. The second floor windows to Nos. 146 and 148 have painted timber shutters. On the ground floor the shop fronts are enclosed in reconstructed stone frames with square piers, surmounted by classical style vases on stepped bases, at each end and between Nos. 140 and 142, and between Nos. 144 and 146/148. The entrance doors to the upper floors are set in reconstructed stone archways, raised above balcony level. The first floor balconies have wrought iron railings. The shop front of Nos. 146-148 (currently Pizza Express) should be singled out. The original shop opening lintels are retained with piers on each side painted off white with granite plinths. The elevation is divided in three by two square black tile covered piers with a similar pair of piers set slightly to rear and spaced closer together. Simple hardwood doors/windows, two leaves each side set beside rear piers with deep hardwood framed fanlights over. Simple black painted wrought iron railing between sides of overall opening and square tiled piers and returned on each side into centre door frames.

Reasons for Inclusion

Although the shop fronts have been added in the mid 1930s, the terrace retains a considerable number of its original features. This is a very attractive group of buildings, and the strong simple lines of the two upper residential floors together with the remains of the reconstructed stone framework of the ground floor make a happy transition to the shop fronts. The shop front to Nos. 146 to 148 (Pizza Express) is impressive in the design and quality of the materials used. This terrace is noted in 'The Kent Historic Buildings Index, 1998' as being of 'Historic local interest' it is also on the Sevenoaks District Council 's 2001 draft Local List and is designated on the Sevenoaks District Council 's 2008 High Street Conservation Area Character Appraisal map as 'Buildings Contributing to Character' in Sevenoaks. This is the most impressive and homogeneous terrace of buildings in the High Street.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10419	Asset Class	Building	Agenda Item 6
House Name	The Old Courtroom			
House Number	168-170			
Other Location				
Road Name	High Street			
Conservation Area	The Vine Conservation Area			

Description

no. 168-170 (The Old Courtroom) is a two storey " other residential building" built in 1864. Originally it housed an enquiry office, administrative office and police cells, but was decommissioned in 1972. Now it is flats. It is in yellow stock brick, Flemish bond, with red brick details and slate rooves. Central part has rendered ground floor and tripartite windows with centre-pivoting upper panes and central entrance porch with shallow flat canopy. Stone 'Police Station' plaques under eaves soffit. Projecting square wings with hipped slate rooves and single storey flat roofed side entries with recessed doors, plain surrounds and shallow canopies. Tripartite sash windows. Ground floor windows under cambered rubbed brick heads. Red brick quoins and window surrounds and continuous moulded string course at first floor level. Octagonal sloping ridge lantern with lead roof. The building was restored and converted to residential units in the late 1990s by Portland Homes. Ragstone boundary wall with ragstone piers and modern cast iron railings.

Reasons for Inclusion

Although restored when converted into residential flats, the restoration was done tastefully and many of the building's original features have been retained. It is a pleasing sight and enhances the street scene at the northern end of the High Street. It is noted in 'The Kent Historic Buildings Index, 1998' as being of 'Historic local interest' It is also on Sevenoaks District Council 's 2001 draft Local List and is designated on the Sevenoaks District Council 's 2008 High Street Conservation Area Character Appraisal map as a 'Building Contributing to Character' in Sevenoaks.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10420	Asset Class	Building
House Name	Sevenoaks House		
House Number			
Other Location	On the junction of the High Street with Seal Hollow Road		
Road Name	High Street		
Conservation Area	The Vine Conservation Area		

Description

Sevenoaks House (formerly the Constitutional Club) was designed by the noted local architect Percy Potter and built in 1889. It is a long, almost triangular two-storey " other residential building " with hexagonal turret, surmounted by a timber lantern, on the corner where Dartford Rd and Seal Hollow Rd meet High St. It was used for Conservative social and political meetings and contained billiards, smoking and committee rooms and a refreshment bar. The Constitutional Club closed in 1957 and the building was turned into apartments in the late 1990s, with an extension in similar style added in 2002. It is red brick in English bond with lots of fine rubbed and moulded brick details, in a mix of Mannerist, Georgian and Victorian styles. The roof is of slate with flat-headed dormers. The facades are broken into panels with brick pilasters and moulded strings and cornices. Sash windows have single panes to lower half; upper sashes have glazing bars with large central pane and horizontally divided side panes. Typically the windows have rubbed brick headers with elongated keystones and moulded panels below. Main entrance bay on Seal Hollow Rd rises through three storeys. Wide panelled door with two vertical lights, divided fanlight above, under rubbed brick four-centred arch with moulded brick head and architraves. Moulded panel above, with 'Constitutional Club' inscription and small decorated pediment above first floor string. Round-headed window at first floor. At second floor a four-centred arched window with moulded cornice above, set within and breaking through a triangular pediment.

Reasons for Inclusion

This is a sympathetically restored, high quality building. Cleverly many of its original features have been retained. It is an imposing and very impressive building close to the gardens backing onto the Vine Cricket Ground and at the junction of three roads, and seen by all entering and leaving the town of Sevenoaks. It has something of an iconic reputation in Sevenoaks - a landmark. it is noted in 'The Kent Historic Buildings Index, 1998' as being of 'Historic local interest' it is also on the Sevenoaks District Council 's 2001 draft Local List.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10421	Asset Class	Building	Agenda Item 6
House Name	Park Grange and Park Grange Stables			
House Number				
Other Location				
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

Park Grange and the adjacent Park Grange Stables were built in the 1860s by Sir George Berkley as his residence. Bought in 1911 by the Johnson brothers, the property was bequeathed to Sevenoaks School in 1948 on the death of Edward Johnson. Lying within 26 acres of grounds, Park Grange is now used as a girls boarding house and ancillary accommodation. The property is an imposing and elegant ragstone building on two storeys, under a shallow hipped slate roof with deep overhanging eaves with moulded supporting brackets. The property has a fine main entrance on the east elevation incorporating pattern glazing and a filigree ironwork balcony above, a single bay and both sash and casement windows. A veranda with glazed roof and first floor balcony feature on the south elevation. The craftsmanship of the ragstone walling is of outstanding quality. Chimney stack to the south elevation features carved stone decorative scrolls. The double hung vertical sliding sash windows appear to be original. A number have decorative (cast iron/timber?) external pelmets which may once have housed exterior blinds. The stable block is mainly single storey under a hipped slate roof, with a first floor section with pitched roof over a central carriage entranceway, and is built mainly of ragstone with a projecting stone string course above window heads. The windows are modern and there appear to be some alterations to structural openings on the front elevation, Stone work surrounds to these openings are poorly matched to the originals with jointing/pointing of stonework excessively thick and contrasting with the stone. The rear of the block features modern single storey brick extensions which are however unobtrusive as they are not visible from the driveway.

Reasons for Inclusion

The building is a fine example of an unspoiled Victorian residence, occupying a prominent hill crest and retaining interesting architectural features including fine ironwork balconies. The quality of the craftsmanship in the building of the ragstone walling is outstanding. The property was built in the 1860s by Sir George Berkley KCMG, President of the Institution of Civil Engineers, and was bequeathed in 1948 by Edward Johnson, a local benefactor, to Sevenoaks School.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

13 Association with an important national or local historic figure or event.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10422	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Road railings adjacent to 1,1a and 3 Oak End, High Street		
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

Railings of indeterminate date between road and pavement, similar to those on the other side of the road. Attractive and in keeping with the surrounding townscape. Slender cast iron Georgian style posts with `Doric' fluting on square plinths. Plain square rail.

Reasons for Inclusion

The railings, a rare surviving feature of town centres, are, together with those opposite, a familiar landmark at this historic end of the High Street and complement the surrounding streetscape.

Selection Criteria

- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10423	Asset Class	Building	Agenda Item 6
House Name	Chantry Mews			
House Number				
Other Location				
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

Once, with Chantry House, part of the curtilage of The Chantry, this building, with yard at front, was erected in 1905 in modest Arts and Crafts style as a stable with hayloft and staff accommodation, now converted into a garage and residential house. The two storey building, which is set back from the road, is brick on ground floor and the first floor is contained within a hipped plain tile roof incorporating flat-headed dormer casement windows. There is also a hoist door in the upper storey under a hipped tiled canopy on timber brackets.

Reasons for Inclusion

This building, designed by J Compton-Hall in modest Arts and Crafts style, retains many of the features of the original use as a stable and staff accommodation, including the projecting hayloft, and contributes significantly to the street scene.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10424	Asset Class	Building
House Name	Chantry House		
House Number			
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

Chantry House was built in 1905 on part of the former curtilage of The Chantry, which it abuts. The building is set back from the road behind a small garden with extravagant topiary hedge and a separate entrance featuring gate piers with stone balls. The two storey building, with added room in the roof, was designed in William-and-Mary style, to match the style of The Chantry, and is built of red brick under a hipped tiled roof with wide, heavy dentilled eaves cornices. The windows have square-paned leaded casements.

Reasons for Inclusion

The building, designed by J Compton-Hall in William-and-Mary style to match that of The Chantry that adjoins it, retains its original features and is an attractive contributor to the street scene.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

7 Designed by an architect of national or local importance

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10426	Asset Class	Open Space	Agenda Item 6
House Name	Upper High Street Gardens			
House Number				
Other Location	On the North side of Six Bells Lane.			
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

The gardens, originally a vegetable garden and owned by Miss Joan Constant of The Old House at 18 High Street, were laid out for her as a flower garden by Redgrave and Patrick in the 1930s, before being gifted as a permanent public garden to the town of Sevenoaks to commemorate her parents. A memorial tablet is set into the northern boundary wall. The site is some 0.25 acre (0.10 ha) with a frontage to High Street of 22 metres, is roughly rectangular, and is bounded on its northern side by a wall and on its southern side by the steeply falling Six Bells Lane. The site comprises two areas of similar size, one (the upper garden) adjacent to the High Street and the other (the lower garden) set lower down, as the gradient dictates, towards its western boundary. The upper garden is formally laid out, including a well head with ragstone wall at its centre. The lower garden has a lawn with asphalt path and a small brick and timber shelter. There are various trees, shrubs and flower beds. A low wall with decorative wrought iron railings fronts the High Street.

Reasons for Inclusion

The gardens are an important and unique local amenity, providing an attractive and peaceful haven as well as elevated views across Six Bells Lane to St Nicholas Church. They are a rare remaining remnant of historically open land in the town centre. The site is an example of a 1930s walled urban garden layout by Redgrave and Patrick, later developed as a public garden, and is associated with the donor family, the Constants, as well as with numerous local organisations who have contributed memorials in the form of trees and plaques. The site is a significant landmark, providing a break in the built street scene, and visible through the railings in the boundary walls.

Selection Criteria

- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 14 Important association with the development of the town or its social or cultural history.
- 17 Significant landmark building, folly or curiosity.



Asset Number	10430	Asset Class	Building
House Name			
House Number	67		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

This imposing three storey structure, double-fronted with projecting bays capped by triangular gables at roof level, was purpose built as a bank in the late 19th century by Frederick Chancellor in the Queen Anne style adapted for commercial premises. At ground floor, there are double moulded panelled entrance doors, with fanlight over, on the right hand side, and four bays, two wide two narrow, divided by square brick pilasters with stone capitals and bases with four- and two-pane windows in each. Pilasters and aprons to windows, supported by red marble plinths. At first floor, two projecting bays each with two twenty-pane sash windows set in moulded terracotta architrave surrounds, under a terracotta dentilled cornice string course. The second floor is similar to the first, but with sixteen-pane sashes, and recessed panels below windows and at each side of the elevation. There is a strong projecting cornice with decorated entablature above the windows. The roof is steeply pitched in grey slate, with finials at each end, over moulded cornices and circular moulded timber windows to each roof gable. The building is occupied by National Westminster Bank.

Reasons for Inclusion

This is an extravagantly designed Victorian building, tall and dignified, and purpose built as a bank, in red and pink tones. It has considerable architectural worth, with high quality materials and workmanship, and is prominent without being overpowering. The architect was Frederick Chancellor. As a landmark building, it signalled the growing importance of the town during the development of the railways.

Selection Criteria

- 2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
- 7 Designed by an architect of national or local importance
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 15 Important association with the history of Sevenoaks's economic development.
- 17 Significant landmark building, folly or curiosity.



Asset Number	10431	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Located in the middle of the road junction of High Street and London Road			
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

An ornamental drinking fountain, no longer functioning as such, erected in 1882 and inscribed "The gift of an inhabitant of Sevenoaks". It is located at the junction of High Street and London Road, in the road and is, in effect, a traffic island today. Built of marble and ironwork, a range of three octagonal steps rise to the circular drinking fountain and basin, high above which are three light fittings suspended from a decorative stand. Road signposts have been affixed latterly to the structure which detract somewhat from the grand effect. A nice feature are the four free standing plinths/platforms for children/ shorter users of the drinking fountain.

Reasons for Inclusion

This drinking fountain is located at one of two important road junctions in the town centre where roads fork and traffic filters past a memorable piece of historic street furniture (the other is the drinking trough at High Street and Seal Hollow Road). The fountain is an imposing monument that is effective in diverting traffic flow. Dating from 1882, the fountain no longer has running water but otherwise is little changed, although road signs have been added. Its function has therefore changed. It contributes strongly to the street scene.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

15 Important association with the history of Sevenoaks's economic development.

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10432	Asset Class	Building
House Name	Agenda Item 6		
House Number	69		
Other Location	Located at the junction of High Street and London Road.		
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

A tall single story Neo-Georgian building, designed by Whinney Son and Austen Hall and built in 1922, with a mansard added in 1975, occupying a peninsula site at the junction of High Street and London Road. The building incorporates two elevational treatments, one predominantly brick, the other stone. The southern apex elevation, set on a curve, is of solid stone construction supported by substantial pilasters with the entrance to the banking premises set in a moulded architrave. A shallow ribbed string course on curve over the doorway with scroll bracket at centre. The plain stone entablature is topped by a prominent and moulded and dentilled stone cornice which in turn supports a "classical" stone balustrade either side of a raised stone base with moulded cornice above the doorway. The stone plinth band and stone cornicing continue around the frontages to High Street and London Road. The High Street elevation incorporates two styles, the southernmost section using mainly brick, the northernmost using stone. The former section has three six-pane windows, set in brick with rubbed brick headers and stone keystone and moulded cills. The stone plinth incorporates two shallow basement windows. The stone cornice supports a brick balustrade with stone coping and raised stone panels over the windows. The northernmost section has a further three six-pane windows, set in rusticated stone facade, to match the apex corner. The centre window features a projecting stone cill on brackets and stone projecting moulded cornice over. There are a further three basement windows. The ground floor elevation to London Road is similar, but has four windows in brickwork and one in rusticated stonework. The slate sided mansard roof, behind the balustrades, has timber windows to dormers which have flat lead roof and cheeks. The building is occupied by HSBC.

Reasons for Inclusion

Built in 1922 by Whinney Son and Austen Hall in Neo-Georgian style, this building successfully utilises a prominent corner site and is of high quality. The stone/ brick/ stone delineation is very effective, while the mansard and dormers unusually do not detract from the whole. The building occupies a key location in the town and does so handsomely.

Selection Criteria

- 4 Built 1920-1938. An outstanding example of the style of the period.
- 7 Designed by an architect of national or local importance
- 15 Important association with the history of Sevenoaks's economic development.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10433	Asset Class	Building	Agenda Item 6
House Name				
House Number	81 and 81a			
Other Location				
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

A two storey building, in retail use, built in 1930 of brick under a pitched tile roof with dormers. The attractive ground floor retail facade is fitted with timber framing over stall risers with display windows either side of a recessed central doorway with fanlight over, with retractable awning above. The first floor has a large modern metal oriel window, with tall panes surmounted by small fanlights. To the either side, the elevation has painted plain tiles, under a faux half-timbered gable end with rendered infill and an awning underneath.

Reasons for Inclusion

Built in the 1930s in a style reflecting the scale and architectural look of the small square (once known as Butter Market), this building has a pleasant cafe frontage, with outside seating, and incorporates painted plain tiles, in keeping with other buildings nearby. The oriel window is atypical but adds interest.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10434	Asset Class	Building
House Name	Agenda Item 6		
House Number	83		
Other Location	On the corner of High Street and Market Square		
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

A purpose-built bank designed by T.M. Wilson in Jacobean style and built in 1928, it has three elevations and is laid out on ground and mansard floors. The main entrance and two double-height windows face Market Place to the south, one double-height window fronts High Street, and another elevation backs onto an alleyway to The Shambles. It has red rustic semi-faced brick walls on a dressed Portland stone dado, and the handsome windows have square panes in lead casements with moulded stone mullions and transoms and quoin style surrounds. The entrance has moulded stone jambs and head and Doric style based pilasters with bases, frieze, cornice and broken curved pediment with stone carved "Lloyds" shield in the centre. The door is modern glazed. Dressed Portland stone dado and parapet with moulded coping and decorative corbels. There are two rainwater down-pipes and decorated hoppers at each end of the High Street elevation. The roof has plain clay tiles to main roof and dormers, each with square pane lead casements and tiled cheeks. Occupied by Lloyds Bank.

Reasons for Inclusion

Built in 1928 to the design of T.M. Wilson as a purpose-built bank, it is typical of the imposing architecture of that time and for that industry. It is a fine building with many detailed decorative features. Occupying a prominent position, the building is a landmark in the town.

Selection Criteria

- 4 Built 1920-1938. An outstanding example of the style of the period.
- 7 Designed by an architect of national or local importance
- 15 Important association with the history of Sevenoaks's economic development.
- 17 Significant landmark building, folly or curiosity.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10435	Asset Class	Building	Agenda Item 6
House Name				
House Number	85			
Other Location				
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

Built in 1948, in Jacobean style to match no. 83 High Street, of red rustic semi-faced brick on dressed Portland stone dado on three storeys with two windows on each floor, under two stone capped gables. The windows each have square panes in lead casements, moulded stone mullions and transoms, quoin style surrounds and moulded drip-stones over. Raised brick quoins are a feature at second floor level, and there is a single hopper with down-pipe in the centre.

Reasons for Inclusion

Built as an extension to the bank premises at no. 83, in same Jacobean style, no. 85 is visually at one with that landmark building.

Selection Criteria

6 Built after 1945. A building of exceptional quality and design.

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10437	Asset Class	Building
House Name	Agenda Item 6		
House Number	107		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

A timber framed building built in the 18th Century, it appears originally to have been a farrier's forge until the late 19th Century when it was completely refurbished around 1889. The shop front is undistinguished, having aluminium metal frame windows on a low riser, although the retractable awning remains. There are three timber casement windows on the first floor, the left and centre ones both being six light, three square panes over three rectangular, and the right one an eight light splay bay with square and rectangular panes. The facade would benefit from redecoration.

Reasons for Inclusion

The building is old, was once a farrier's forge, and has an original pitched tile roof, the last remaining on the High Street. Its scale and low roof line is a unique example of how the High Street once looked. The building contributes to the street scene.

Selection Criteria

- 15 Important association with the history of Sevenoaks's economic development.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
- 1 Built before 1840, original external features still recognisable.



Asset Number	10438	Asset Class	Building	Agenda Item 6
House Name				
House Number	113-117			
Other Location				
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

Built in 1929 in Mock-Tudor style on two floors with additional attic accommodation as a three-window facade. The retail unit on ground floor has a central recessed entrance, flanked by timber Doric-style pilasters and heads, with display windows to either side with panelled stall risers and narrower end pilasters of similar style adjacent to brick flanking piers with small decorative tiled gables on brick, corbelled out at fascia level. The first floor has a half-timbered facade with stucco infill and three heavy timber-framed and mullioned windows with rectangular leaded lights; centre window is splayed oriel under lead flashed roof. There is timber stud framing on each side of the centre window curved up from the cills of outer windows to head of centre. The roof is plain clay tile with three tiled sloping-roof dormers with lead cheeks and flashing, diamond leaded lights with curved heads. Brick ridge stacks at each end with single corbelled capping.

Reasons for Inclusion

Built in 1929, the building is typical of the Mock-Tudor style popular at that time, and is nicely proportioned and substantially built, with a number of interesting decorative features in its design. The building has been shop-fitted sympathetically and in a relevant dark colour scheme which enhances the overall composition. It contributes well to the street scene.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10440	Asset Class	Building
House Name	Agenda Item 6		
House Number	125		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

A handsome building, built around 1928, on two storeys as a three-window facade in Mock-Tudor style in red brick on stone plinth with prominent timber-framed projecting gable section on High Street frontage. On the ground floor, at centre, are three full height timber-framed display windows on raised stone kerbs. To the left, a single stone window with rectangular leaded lights in stained oak frames with sandstone heads, quoins and cills. The left hand corner with Brewery Lane is splayed with corbelled brickwork. To the right, a heavy stained oak entrance door with moulded sandstone surround and segmented arch with pronounced keystone and voussoirs. At first floor, the central gable section has stucco between timber-framing with four-light stained oak oriel window with octagonal lights and small connecting diamond panes on moulded bracket boarding. Either side are two-light windows with stone surrounds. Above is a prominent projecting stucco timber-framed gable on stained oak brackets against a pinched clay tile roof with hipped ends and gablets to north and south.

Reasons for Inclusion

A 1920s Mock-Tudor building of high quality, with interesting design, use of a variety of materials, and visually arresting. Architecturally, it anchors this corner of the High Street at the junction with Brewery Lane.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10447	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	At the junction of High Street and Seal Hollow Road, in the road.			
Road Name	High Street			
Conservation Area	The Vine Conservation Area			

Description

Stone trough, probably Victorian and inscribed "Drinking Fountain and Cattle Trough - Metropolitan Association", now filled with soil and flowers. It acts effectively as a traffic island at the junction of High Street and Seal Hollow Road.

Reasons for Inclusion

This trough, probably Victorian, has historic associations with the town, being in use in the days of horse-drawn carriages and wagons. It remains a recognised feature, being located at a busy road junction where it still performs a civic function, but now one of traffic separation.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 17 Significant landmark building, folly or curiosity.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10449	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Along frontage of number 1		
Road Name	Plymouth Drive		
Conservation Area	Not in any Conservation Area		

Description

Rough coursed ragstone wall. Some uncertainty over dating. Likely to have been late 19th century but it may have been constructed later in the 20th century.

Reasons for Inclusion

Although this is a relatively short length of ragstone wall, now punctured by a new vehicle access, it complements the longer stretch of wall on the opposite side of the road.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10450	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Along the side of 1 Knole Way on Plymouth Drive			
Road Name	Plymouth Drive			
Conservation Area	Not in any Conservation Area			

Description

Longer stretch of rough coursed ragstone wall with arched side entrance to 1 Knole Way. This seems likely to have been built in the late 19th century but it may have been constructed later in the 20th century.

Reasons for Inclusion

Relatively long unbroken stretch of ragstone wall which may have been part of an enclosed entrance to Knole Park.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10458	Asset Class	Building
House Name	Rockdale Lodge		
House Number			
Other Location			
Road Name	Rockdale Road		
Conservation Area	High Street Conservation Area		

Description

The lodge for the former Rockdale House which was built in 1875 for Alfred Laurie. Rockdale House was subsequently lived in by Sir John Dawson Laurie who was Lord Mayor of London in 1941/42 and Provost Marshall of the 2nd Army on the Western Front during WW I. The building is two storey of cream coloured ragstone with ashlar dressings around the windows, a canopied porch and front ground floor bay.

Reasons for Inclusion

An attractive building of ragstone of a particularly gentle shade. Although there are replacement windows in the side elevation it retains its integrity.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

13 Association with an important national or local historic figure or event.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10459	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Full length of the lane			
Road Name	Six Bells Lane			
Conservation Area	High Street Conservation Area			

Description

A paving scheme installed in the 1990s of York stone and cobbles which replaced a tarmac surface.

Reasons for Inclusion

This well-designed and harmonious paving scheme enhances the setting of Six Bells Lane, one of the most historic townscapes in Sevenoaks.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10460	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Along LHS of the lane from from Rectory Lane as far as no.7		
Road Name	Six Bells Lane		
Conservation Area	High Street Conservation Area		

Description

Rough coursed galleted ragstone and flint wall with brick coping.

Reasons for Inclusion

This wall which is partly the boundary wall of Rectory Stables, might well date back to the construction of the neighbouring cottages and the former rectory in the 18th century. It provides a most attractive enclosure to one side of Six Bells Lane.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10461	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Midway between Rectory Lane and no.7			
Road Name	Six Bells Lane			
Conservation Area	High Street Conservation Area			
Description	Free standing lamp post. Original cast iron lamp post with replica/replacement lantern.			
Reasons for Inclusion	Original Victorian lamp post contributes to setting of Six Bells Lane.			
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.			



Asset Number	10462	Asset Class	Street Furniture
House Name			
House Number			
Other Location	From no.7 up on LHS to High Street		
Road Name	Six Bells Lane		
Conservation Area	High Street Conservation Area		

Description

Two metre high rough coursed ragstone wall with buttresses, brick capped.

Reasons for Inclusion

This wall which may date back to the 18th century provides a most attractive and distinctive enclosure to one side of this historic lane.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10463	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Outside no.8			
Road Name	Six Bells Lane			
Conservation Area	High Street Conservation Area			
Description	Free standing lamp post. Original cast iron lamp post with replica/replacement lantern.			
Reasons for Inclusion	Original Victorian lamp post contributes to setting of Six Bells Lane.			
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.			



Asset Number	10464	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Outside no.16		
Road Name	Six Bells Lane		
Conservation Area	High Street Conservation Area		

Description

Nineteenth century water pump.

Reasons for Inclusion

An original Victorian water pump noted in 'The Kent Historic Buildings Index, 1998' as being of 'Historic local interest' Also on Sevenoaks District Council 's 2001 draft Local List.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10465	Asset Class	Building	Agenda Item 6
House Name				
House Number	5,6			
Other Location				
Road Name	Six Bells Lane			
Conservation Area	High Street Conservation Area			

Description

Two storey building with doors to no. 5 front onto courtyard and back beside no. 4 facing down Six Bells Lane. The door to no.6 is in the side elevation. No. 5 white painted brick and tile hung to first floor. Side elevation (front of no. 6) ragstone and tile hung to first storey. Pitched roof with slates.

Reasons for Inclusion

These cottages complement the neighbouring listed cottages to help form an interesting townscape of courtyard and alley and of changing levels and vistas.

Selection Criteria

1 Built before 1840, original external features still recognisable.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10466	Asset Class	Building
House Name	The Old Bakehouse		
House Number			
Other Location			
Road Name	Six Bells Lane		
Conservation Area	High Street Conservation Area		

Description

This former bake-house is thought to date from the early 19th century. Now a residential property on two floors retaining its loading door in the gabled bay at first floor level. The principal elevation is constructed from a mixture of yellow and red brick and ragstone and there is evidence of extensive renovation and alteration including replacement doors and windows.

Reasons for Inclusion

The Old Bakehouse is noted in 'The Kent Historic Buildings Index, 1998' as being of 'Historic local interest' Also on Sevenoaks District Council 's 2001 draft Local List. It is a rare surviving example in the town of an early 19th century commercial building. Although it is much altered, the mix of materials used is not displeasing and in its shape, positioning and varying levels the building adds further interest to the grouping around the courtyard.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 15 Important association with the history of Sevenoaks's economic development.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10468	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Around the grounds of the Rectory extending also along St Nicholas Drive			
Road Name	Rectory Lane			
Conservation Area	High Street Conservation Area			

Description

Late 18th or early 19th century galleted ragstone wall with octagonal ashlar gate piers. The wall originally enclosed the 18th century rectory. It was extended in the 1960s when the rectory was demolished and garden land sold for development and now incorporates remains of the walls of the rectory building.

Reasons for Inclusion

Imposing entrance gateway and walls surrounding the grounds of the modern rectory and church parking.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10469	Asset Class	Building
House Name	The Catslide		
House Number			
Other Location			
Road Name	Rectory Lane		
Conservation Area	High Street Conservation Area		

Description

Two storey, white painted rendered contemporary house , designed by architects Peter and Cherry Moss in three bays with cat-slide roof and entrance canopy of glass and steel.

Reasons for Inclusion

A building which shows how a high quality and sympathetic contemporary design can bring a refreshing touch to a conservation area.

Selection Criteria

6 Built after 1945. A building of exceptional quality and design.



Asset Number	10470	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	51-61			
Other Location				
Road Name	Dartford Road			
Conservation Area	Not in any Conservation Area			

Description

Original ornate wrought iron railings and one gate. Retained on the boundaries of No. 51/53 and No. 59/61, and the frontage of no. 55.

Reasons for Inclusion

Rare remnants of the original railings which once formed the boundaries of properties in this area.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10471	Asset Class	Building
House Name	Agenda Item 6		
House Number	93		
Other Location			
Road Name	Dartford Road		
Conservation Area	Not in any Conservation Area		

Description

Detached two-storey villa, built in the mid 19th Century. Symmetrical bay windows to the ground floor frontage. Painted render exterior under a hipped slate roof. Sash windows and portico surround to entrance door. Original style railings to the pavement boundary.

Reasons for Inclusion

As one of the oldest houses in this part of the road this has rarity value and retains original features. It contributes well to the street scene and appearance of the area. The house was inhabited by John Bligh, a resident with associations with the town.

Selection Criteria

- 2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
- 13 Association with an important national or local historic figure or event.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10472	Asset Class	Building	Agenda Item 6
House Name				
House Number	95			
Other Location				
Road Name	Dartford Road			
Conservation Area	Not in any Conservation Area			

Description

Two-storey detached house built 'built before 1840 and thought to date back as far as 1750. Painted render under hipped slate roof. Canopied entrance door on Dartford road with sash windows above. Bradbourne Road frontage has three sash windows to each floor with margin glazing bars, small brackets under cills, shallow moulded window heads to ground floor windows. The windows appear to be later replacements.

Reasons for Inclusion

As one of the oldest houses in this part of the road this has rarity value and retains original features. It contributes well to the street scene and appearance of the area.

Selection Criteria

9 Example of a style of building unique to the local area.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

1 Built before 1840, original external features still recognisable.



Asset Number	10473	Asset Class	Building
House Name	Agenda Item 6		
House Number	3, 5		
Other Location			
Road Name	St George's Road		
Conservation Area	Not in any conservation area		

Description

Built before 1869, these properties are a semi-detached four storey pair of Italianate villas, with bay windows to ground and first floors. They may have a basement. Both have side extensions which are two storey, the front doors are reached by a flight of outside stone steps. Painted stucco with raised plat bands at first and second floor. Hipped roof with deep modillion eaves. Each has canted bay at ground floor and large tripartite window at first floor with classically detailed surround. Pair of small windows at second floor under the eaves. Original pattern timber sash windows. Steps up to entrances in rear side wings. Wrought iron fence set in stone at front may be original.

Reasons for Inclusion

Nos. 3&5 and nos. 7&9 are on Sevenoaks Town Council's 2005 suggested draft local list for those properties deemed worthy of architectural or historic value. The survey team felt that 3, 5, 7 and 9 St George's Road were worthy of further consideration by the panel. Although there have been some alterations these properties retain many original external features. They are well kept and their imposing facades make an interesting contrast to the more familiar Sevenoaks yellow brick semis and give them a powerful presence on the street (18).

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10474	Asset Class	Building	Agenda Item 6
House Name				
House Number	7, 9			
Other Location				
Road Name	St George's Road			
Conservation Area	Not in any conservation area			

Description

Built before 1869, these make a similar pair to nos. 3 & 5 being a semi-detached four storey pair of villas, with bay windows to ground and first floors. They may have a basement. Both have side extensions which are two storey, the front doors are reached by a flight of outside stone steps. Number 9 may now be split into flats.

Reasons for Inclusion

Nos. 3&5 and nos. 7&9 are on Sevenoaks Town Council's 2005 suggested draft local list for those properties deemed worthy of architectural or historic value. The survey team felt that 3, 5, 7 and 9 St George's Road were worthy of further consideration by the panel. Although there have been some alterations these properties retain many original external features. They are well kept and their imposing facades make an interesting contrast to the more familiar Sevenoaks yellow brick semis and give them a powerful presence on the street (18).

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10475	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Junction of St Georges and St James Road (unmade section)		
Road Name	St George's Road		
Conservation Area	Not in any conservation area		
Description	Possible old Cast Iron street sign, remounted		
Reasons for Inclusion	An increasing rarity in Sevenoaks which has survived but is in need of care - it appears to be cracked.		
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.		



Asset Number	10477	Asset Class	Building	Agenda Item 6
House Name				
House Number	5, 7			
Other Location				
Road Name	Amherst Road			
Conservation Area	Not in any conservation area			

Description

These are a pair of semi-detached villas in Sevenoaks yellows, with original sash windows and downstairs have square bay windows. Built before 1869. As such, they are the oldest properties by far in this particular road and therefore have rarity value. They have both been extended. Number 7 has an old garden wall still evident under a tree. They both share ornate ivy leaf style railings:

Reasons for Inclusion

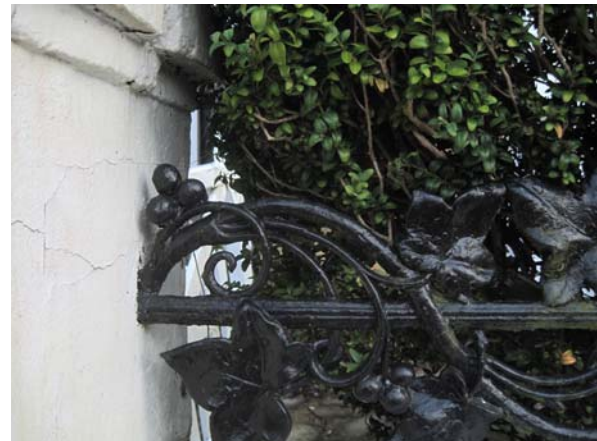
As the description indicates, these buildings have rarity value by age but they have, despite alterations a simple elegance which enhances the street scene (18). The railings, although in need of some care, are particularly unusual and worthy of preservation.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10479	Asset Class	Building
House Name	Beech Lodge		
House Number	2		
Other Location			
Road Name	Kippington Road		
Conservation Area	Not in any conservation area		

Description

Beech Lodge is a Mid Victorian Lodge house, built at northern end of Kippington road. The mock Tudor style may have been a later refurbishment when the property was extended. Brick and tile construction with upper floors rendered and decorated with wooden battens. Feature timber porch, right on the roadside.

Reasons for Inclusion

A lodge cottage is marked at the northern end of the Kippington estate on the 1868 O.S. map. It is believed to date in part from 1840, which makes it one of the earliest buildings in the road. It's present mock Tudor design - which may be the result of subsequent refurbishment and extension - is attractive and has kerb appeal. It also echoes the style of the second (listed) lodge cottage at 88 Kippington Road as well as St Mary's Lodge in Oakhill Road. It is significant because of its historic function at the entrance to Kippington, and for its continuing impact on the street scene.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10481	Asset Class	Street Furniture	Agenda Item 6
House Name	pagodas			
House Number				
Other Location	1) at LH corner of garden of Copely Dene 2) at entrance to no. 8A			
Road Name	Kippington Road			
Conservation Area	Not in any conservation area			

Description

These two pieces of Pagoda style garden furniture consist of 4 classical pillars supporting a turreted concrete roof, one standing on a brick plinth in LH corner of the garden of no. 8, and the other now at the entrance to 8A, (repositioned when this new house was built in the 1990s).

Reasons for Inclusion

These features are a survival from the grounds of Quarry House which was, built around 1850 for the Swanzy family. The pagodas may have housed a statue or other garden ornament as part of the landscaping of the original 28 acres of grounds. This is a unique feature and of historical interest also.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.

13 Association with an important national or local historic figure or event.



Asset Number	10482	Asset Class	Building
House Name	Quarry House		
House Number	8B		
Other Location			
Road Name	Kippington Road		
Conservation Area	Not in any conservation area		

Description

Number 8B, now known as Quarry house, is a detached modern 'eco' house of innovative architectural design, built on part of the former grounds of Copely Dene and the old Quarry House. It is built in split levels on rising ground with a garage underneath, the plinth being rendered and painted royal blue. Above this is a glass balcony running around the plinth, and behind that a timber clad front elevation with large patio style doors to the front and side. At the rear is a double height glass structure under a curved roof which covers the 3rd and 4th levels. No further details as access is limited.

Reasons for Inclusion

Number 8B is remarkable for its avant-garde design and ecological credentials. It is unique in Sevenoaks and an important marker in the design of 21st century eco-friendly house design.

Selection Criteria

9 Example of a style of building unique to the local area.

12 Good, early example of a particular technological innovation in building type and technique.



Asset Number	10483	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	garden building in front of Aysgarth			
Road Name	Kippington Close			
Conservation Area	Not in any conservation area			

Description

A garden small building of ornamental brick and tile construction, with timber framed, square paned windows and doors. Also a wind vane on the top and central wall panel of ornamental pargetting inscribed with the initials "F.S." above and "M.N.S." below. Now situated in the front garden of a ? 1960s house called Aysgarth.

Reasons for Inclusion

This garden building appears to be a survivor of the arts and crafts period and bears no relation to the house built on this site. Perhaps the initials F.S and M.N.S refer to the Swanzy family, but more research is needed. Since the 28 acres of the old Quarry House were being in-filled from 1920s onwards it is possible that this garden building was once within the boundaries of the old house, and was stranded when the land was sold off for building.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.

13 Association with an important national or local historic figure or event.



Asset Number	10490	Asset Class	Building
House Name	The Cottage		
House Number	80		
Other Location			
Road Name	Kippington Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

Number 80 is a white painted Edwardian cottage with a tiled roof, having two hipped gable ends on the street elevation and a main entrance with a tiled porch on the RH elevation. The house is set at right angles to the road. There are overhanging eaves with timber supports and tiled penthouse rooves on two of the ground floor windows. Tall chimney stacks one in brick and one rendered are prominent features.

Reasons for Inclusion

Number 80 is one of the oldest surviving properties in the road and is a building contributing to character. It is also part of a group within the conservation area which includes Kippington Court and St Mary's church. It reflects the change in taste in the earlier part of the 20th century towards the Arts and Crafts movement demonstrated here in the complex roof line and tall chimneys. It is a pretty cottage with considerable kerb appeal

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10492	Asset Class	Building	Agenda Item 6
House Name	Sharstead			
House Number	110			
Other Location				
Road Name	Kippington Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

No 110, Sharsted, is a large detached Edwardian property built of red brick with matching gabled ends, tile hung and with a central rendered section under a hipped tiled roof. There are three dormers in the roof which has overhanging eaves with deep fascia and timber supports. There is a forward jutting porch over a massive double front door. The porch has its own narrow windows and a lead canopy on stone supports with patterned brickwork and the remains of semi-circular ornament over. The ground floor windows have contrasting stone mullions. First floor windows in the gable ends are 5 light casements with small paned fan lights above, while the central elevation has alternate two light and one light casements. The side and rear elevations are all of a piece, with three further dormers and a long staircase window visible. Now attached to the RHS possibly in the 1960s, is another property known as Little Sharsted, which may at one time have been an outbuilding or coach house. The black painted, cast iron railings around the whole of the Sharsted plot appear to be original and are contemporary with the house. They have ornamental posts and gates with typical Arts and crafts/Art Nouveau motifs.

Reasons for Inclusion

Sharsted is an imposing building and one of the oldest in Kippington, which gives it rarity value. Sevenoaks District Council's Conservation Area document designates it as a 'building contributing to character'. The use of stone mullions and the prominent porch indicate some pretensions to grandeur and the overall design is harmonious and typical of its era. It is set back in grounds which would once have been extensive, but have recently been sold off for new-build plots in Farnaby Drive. It contributes to the streetscape and harks back to the style of earlier properties in Kippington Road. The railings around Sharsted are a feature of the site and it is rare to find a complete set in such perfect order. If indeed they have been restored it has been done with an exceptional eye for authenticity. The heart shaped decorative motif is typical of Art Nouveau and is found both on the posts and the gates. They are a unique survival, even compared with other parts of Edwardian Sevenoaks.

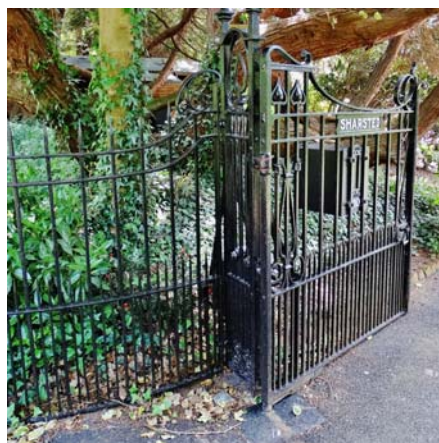
Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10498	Asset Class	Building
House Name	Agenda Item 6		
House Name	Tylers		
House Number	47		
Other Location			
Road Name	Kippington Road		
Conservation Area	Kippington and Oakhill Road Conservation area		

Description

No. 47 is constructed of white painted brick under a deep tiled roof, with dormer windows at two levels. The central section has a timbered porch with a tiled roof, and all windows are timber framed with square paned casement windows. To the west is a separate two storey wing, set back but joined to the main building at ground floor level, and to the east a single storey garage wing in matching style. There is an old cast iron pump close to the front porch. The tall sturdy chimneys on the main building are in typical Arts and Crafts style

Reasons for Inclusion

No. 47 is a fairly late example of a domestic building designed by Ballie Scott in a 'Tudor' cottage style but with the details of his more famous Arts and Crafts style. Sevenoaks District Council's Kippington Conservation area document highlights this building as possibly worthy of Grade II listing. It is built at right angles to the road, down a long drive, and it is therefore difficult to do it justice in a photograph. Because of its history and design it is an important building in Kippington Road.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

7 Designed by an architect of national or local importance

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10503	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	railings next to no. 63			
Road Name	Oakhill Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Wrought iron entrance gate and fencing at the end of the causeway footpath across Kippington meadow. Also in the picture an early cast iron lamp post, which is already listed.

Reasons for Inclusion

This causeway footpath was created when Kippington Meadow was bequeathed to the public by Rev. Percy Thompson in 1913 to preserve its natural beauty for the enjoyment of all. Possibly the gate and fence mark an earlier boundary along the roadside

Selection Criteria

- 13 Association with an important national or local historic figure or event.
- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10504	Asset Class	Open Space
House Name	Agenda Item 6		
House Number			
Other Location	Kippington Meadow		
Road Name	Oakhill Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

Kippington Meadow is an open space of approximately 1.5 acres, being originally part of the Kippington estate purchased by William Thompson in 1864. It is on a partially sloping site and is fenced all round, with a footpath known as the switch-back on its southern side, and a second path on the northern edge built on a low causeway. The switch-back emerges towards the top of South Park. Unfortunately the parish boundary stone which could once be seen along this footpath has been lost in the building of a new garden fence.

Reasons for Inclusion

Kippington meadow is a valued open space for the residents of Oakhill Road,(particularly for sledging in the winter!) It is also a useful cut through to Sevenoaks town and having been bequeathed in perpetuity by Rev. Percy Thompson in 1919 as a public amenity, it has an important history. It has also protected this remnant of the Kippington estate from the ravages of the property developer.

Selection Criteria

- 13 Association with an important national or local historic figure or event.
- 14 Important association with the development of the town or its social or cultural history.



Asset Number	10505	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Kippington Meadow			
Road Name	Oakhill Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

The drinking fountain is situated just inside the southern gateway to Kippington Meadow. It is a very weathered monument built from lumps of ragstone and concrete. The inscription records the bequest of Rev. Percy Thompson in 1919, who donated the Meadow to the people of Sevenoaks, to preserve it as an open space for their enjoyment.

Reasons for Inclusion

The water fountain is a further example of the philanthropic nature of the Rev Percy Thompson, who as well as bequeathing the Meadow provided running water for the public to drink when using this amenity or maybe walking though to his church at St Mary's.

Selection Criteria

- 13 Association with an important national or local historic figure or event.
- 14 Important association with the development of the town or its social or cultural history.



Asset Number	10506	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Kippington Meadow		
Road Name	Oakhill Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

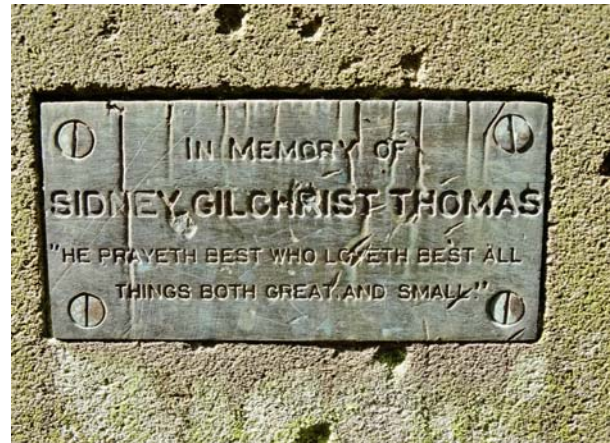
A plain concrete horse trough placed beside the road just outside Kippington meadow, in memory of Sydney Gilchrist Thomas, brother of Rev. Percy Thompson's wife. The brass water pipe is still visible and there is a dedication on a metal plate.

Reasons for Inclusion

The horse trough obviously shared the same water supply as the fountain inside Kippington meadow, but it is uncertain whether the two were contemporary. Sidney Gilchrist Thomas died of emphysema in 1885 and was brother to Lilian, the vicar's wife. He was a well known inventor and philanthropist, particularly famous for inventing the Bessemer process in steel production, on which the industrialisation of Britain depended.

Selection Criteria

- 13 Association with an important national or local historic figure or event.
- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 12 Good, early example of a particular technological innovation in building type and technique.



Asset Number	10510	Asset Class	Building	Agenda Item 6
House Name	Glade House			
House Number	83			
Other Location				
Road Name	Oakhill Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Glade house is a substantial 3 storey Victorian gentleman's house, 2 storeys with attics. Cross wing at south end. Red brick and rendered ground floor, tile hanging to first. Tiled roof with substantial brick chimney stacks. Main range has steep-pitched gabled porch, rendered with round-headed brick door case with radiating fanlight and oak door, mullioned leaded iron-framed casements and three small hipped roof dormers. Crosswing gable has four-light casement window under cambered brick head with three-light m& t window above. South side has double height M & t bay windows under hipped roof, plus a small dormer window.

Reasons for Inclusion

Glade house is another of the surviving large Victorian houses in the road, and therefore has rarity value. It is impressive and well designed and has considerable kerb appeal. It retains most of its original features, some of which (e.g. heavy chimney stacks, square-paned casement windows) belong to the Arts and Crafts period. The substantial gardens were divided in the late 1980s to provide plots for 83a, and 85, which are approached by a lane on the southern side.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10513	Asset Class	Building
House Name	Homefield House		
House Number	93		
Other Location			
Road Name	Oakhill Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

No 93 is an impressive detached house, two-storey with attics. Red brick ground floor, tile hung first floor under steep-pitched tiled roof. Road frontage shows two double-pile wings at right angles to each other. West wing (LH elevation) has twin gables with broad brick pilasters carried up to eaves level and a curiously positioned window under the valley. South wing, facing the road, has timbered gabled porch on brick plinth and to the right of this, twin gables with full-height five light m& t casement bay windows, the upper lights being small paned. Decorative timber and render panels below first floor windows and in gables, which are jettied on brackets overhanging both bays.

Reasons for Inclusion

Homefield House is the last survivor of the group of Victorian/Edwardian houses at the south end of Oakhill Road (as late as 1994 there was another similar house, pulled down to make way for two modern properties at nos. 99 and 101) It was once home to Dyson Laurie, a well know Sevenoaks figure who planted the Seven Oaks outside Vine Tavern to commemorate the end of World War II. His brother was Sir John Dawson Laurie who became Lord Mayor of London and owner of Rockdale.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

13 Association with an important national or local historic figure or event.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10514	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Along Brittain's Lane to the southern limit of Brittain's Farm			
Road Name	Brittain's Lane			
Conservation Area	Not in any conservation area			

Description

While the parts of the Victorian (1837-1901) Kentish ragstone wall around the Lodge to the Montreal estate and extending along Brittain's Lane and skirting the rear gardens of several houses in Marlborough Crescent is Grade II listed (as the Lodge itself), the extension of this same wall up to the southern limit of Brittain's Farm (up to No 10 on the west side of Brittain's Lane) is currently not listed.

Reasons for Inclusion

This length of Kentish ragstone walling has a special importance as it represents the extension of a wall which is already Grade II listed. The ragstone wall defines this part of Brittain's Lane leading up to the very old Brittain's Farm buildings.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10515	Asset Class	Building
House Name	Brittains Farm [Outbuilding 1]		
House Number			
Other Location	Within the Brittains Farm Complex, backing on to Brittains Lane.		
Road Name	Brittains Lane		
Conservation Area	Brittains Farm Conservation Area		

Description

A wooden timbered single-storey outbuilding or agricultural building probably dating from the time when Brittains Farm was built in 1750 by Thomas Farnaby who also owned Kippington Estate. It has double wooden doors at one end and an open area in the middle. It is in good condition.

Reasons for Inclusion

This outbuilding forms an integral part of the Grade II listed Brittains Farm complex and would appear to be largely maintained in its original state. It enhances and completes the already unique and beautiful Brittains Farm estate.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 15 Important association with the history of Sevenoaks's economic development.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10516	Asset Class	Building	Agenda Item 6
House Name	Brittains Farm [Outbuilding 2]			
House Number				
Other Location	Within the Brittains Farm Complex			
Road Name	Brittains Lane			
Conservation Area	Brittains Farm Conservation Area			

Description

A low single-storey agricultural building, probably dating from the time when Brittains Farm was built in 1750 by Thomas Farnaby who also owned the Kippington Estate. It is built of black weather-boarding and its rear wall is Kentish ragstone. It is in good condition.

Reasons for Inclusion

This is the second outbuilding forming an integral part of the Grade II listed Brittains Farm complex. It would seem to have been maintained largely in its original state; and, like its sister outbuilding referred to above, enhances and completes the unique and fine Brittains Farm estate.

Selection Criteria

1 Built before 1840, original external features still recognisable.

15 Important association with the history of Sevenoaks's economic development.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10518	Asset Class	Street Furniture
House Name			
House Number			
Other Location	About 150 metres up a path from Brittain's Lane to Kippington via Redlands Road. On the left-hand		
Road Name	Brittain's Lane		
Conservation Area	Not in any conservation area		

Description

This is a weathered stone Boundary Marker, dating from 1877. It bears an upward pointing arrowhead with a capital letter K beneath. If there were originally any other letters, they are no longer decipherable. However, early maps show the stone to have been in an east-west alignment with others in Kippington Road and Oakhill Road which show that the original inscription on these stones below the arrowhead and letter K, would have been the letters SM, D, with 1877 at the foot.

Reasons for Inclusion

Stone Boundary Markers are rare. This one was probably delineating the boundary of the parish of St Mary's Kippington. This is a significant piece of street furniture and represents an important historical contribution to a local area, whose character has been so greatly changed by recent house-building.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10519	Asset Class	Building	Agenda Item 6
House Name	Beaconshaw and Beaconhurst			
House Number				
Other Location	Corner of Beaconfields (south entrance) and Brittains Lane			
Road Name	Brittains Lane			
Conservation Area	Not in any conservation area			

Description

A pair of semi-detached properties. They were originally one large Edwardian property built around 1906/7. One of the first houses to be built in this part of Brittains Lane and therefore has rarity value. Large many-gabled property of red brick and tile hanging. Tiled roof. Tile-hung or timbered gables. Timber casement leaded windows, some m & t with fanlights. Substantial brick chimneys with corbelled heads.

Reasons for Inclusion

One of the first houses to be built in this part of Brittains Lane and therefore it has rarity value. Although now converted into a pair of semi-detached houses, it is a property of quality with many of its original features. It is one of the buildings in this area which stands out above the many more recent housing developments.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10520	Asset Class	Building
House Name	Ormiston East and Ormiston West		
House Number			
Other Location			
Road Name	Brittains Lane		
Conservation Area	Not in any conservation area		

Description

This was originally one large Edwardian property built between 1906 and 1907. Now two large semi-detached houses. Both semi-detached houses stand in large grounds and are surrounded by tall fences topped by even higher beech hedge. So they are difficult to view in their totality. One has twin gables with a wooden balcony in-between on the first floor. Red brick and mostly rendering at the first floor. Wooden-framed plain windows. One has terracotta dragons on each of its gable ends (possibly original?).

Reasons for Inclusion

Together with 'Beaconhurst' (see above), it was one of the first houses to be built in this part of Brittains Lane and therefore has rarity value. They are rather impressive Edwardian buildings and would appear to retain some of their original features, although one has a significant extension (not out of keeping with the original parts). Although not significantly visible from the road, nonetheless, they make a strong statement in this part of Brittains Lane.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10522	Asset Class	Building	Agenda Item 6
House Name	Lismoyne and Piper's Croft			
House Number				
Other Location				
Road Name	Brittains Lane			
Conservation Area	Not in any conservation area			

Description

Very large rambling semi-detached house in vernacular style, built around 1908 as a detached mansion. The house had been divided into two by 1951. Piper's Croft has six bedrooms, while Lismoyne has seven. Red brick ground floor, tile hanging to first floor and gables; tiled roof. Iron-framed leaded casement windows under swept verges of tile hanging with small brackets. Range of substantial brick chimney stacks.

Reasons for Inclusion

Originally a huge mansion. Now two very large semi-detached properties. They are amongst the original Edwardian properties in this area. Two very attractive properties too, whose size and homogeneity make them worthy of local listing here.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10524	Asset Class	Building
House Name	East Weald		
House Number	135		
Other Location			
Road Name	Brittains Lane		
Conservation Area	Not in any conservation area		

Description

A detached house with 5 bedrooms built around 1925 in a spacious plot and originally called 'Kippington Court Cottage'. As such, it is likely to have formed part of the Kippington Court estate especially as 'Kippington Court' itself lies directly behind it to the East. With change of ownership, it became 'Kippington Cottage' and later just 'The Cottage'. By 1962, it was known as 'East Weald' and numbered 135 Brittains Lane by 1965. An arts and crafts style house with leaded light windows. Tile-hung with two gables.

Reasons for Inclusion

A very attractive property and representative of the period and of Arts and Craft. The leaded light windows are most probably original. The house makes a significant contribution to the appearance of this area. One of the loveliest houses in Brittains Lane.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10525	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	In front hedge adjacent to Russet House			
Road Name	Grassy Lane			
Conservation Area	Not in any conservation area			

Description

Lamp post with cast iron column and modern lamp unit.

Reasons for Inclusion

Lamp post of traditional design with cast iron column with fluting. Surviving source of early lighting dating from before the lane was tarmac surfaced when only a few large houses stood in it. There is a matching lamp post further down the south side of the lane (see below). It is unusual in the area and although modern copies of such lamp posts abound in house driveways, this is a pleasing example of the original article.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10526	Asset Class	Building
House Name	Otia Tuta		
House Number			
Other Location			
Road Name	Grassy Lane		
Conservation Area	Not in any conservation area		

Description

Two storey white painted house with Dutch style gable and green roof tiles, retaining original windows and chimneys. Alongside the lane it has a rendered brick gateway with a tiled roof and within a wooden gate with the house name carved on it, all in art deco style. Inset tiles are set in the ground in front of the gateway.

Reasons for Inclusion

A well proportioned imposing house with good elements, notably the roof tiles, gable and chimneys. Some 1930s art deco features, especially in the unusual and attractive entrance gateway between the lane and the garden to the front of the house. The house is on the Sevenoaks Town Council draft 2005 Local List.

Selection Criteria

- 4 Built 1920-1938. An outstanding example of the style of the period.
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10527	Asset Class	Building	Agenda Item 6
House Name	Fairfield/ Penryn			
House Number				
Other Location				
Road Name	Grassy Lane			
Conservation Area	Not in any conservation area			

Description

Originally one house, built between 1909 and 1936, thought to have been called Wheetley, and divided into two between 1947 and 1951. Three storey, red clay tile hung, with porch in Arts & Craft style. Some modern replacement windows. In 1956 Sir Charles Innes, president of the Bengal Chamber of Commerce, was living in Wheetley west.

Reasons for Inclusion

An imposing house, well set in its plot. Even after being divided, the sort of house retired army officers or captains of commerce occupied in Sevenoaks in the mid-C20. Although not a building of exceptional note it does have many attractive features including tile hung gables, dormer windows, herringbone brickwork and exposed timbers. It has an imposing porch with stonework surround. Definitely an asset to Grassy Lane.

Selection Criteria

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10528	Asset Class	Street Furniture
House Name			
House Number			
Other Location	In grass verge adjacent to Fairfield		
Road Name	Grassy Lane		
Conservation Area	Not in any conservation area		
Description	Cast iron lamp post with modern lamp unit.		
Reasons for Inclusion	Very similar to the lamp post outside Russet House.		
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.		



Asset Number	10529	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Boundary of houses between Solefields Road and Oak Avenue			
Road Name	Grassy Lane			
Conservation Area	Not in any conservation area			

Description

High ragstone wall.

Reasons for Inclusion

An imposing and substantial wall constructed of ragstone much of which has an unusual reddish colour. Originally it would have formed the boundary between the house Ashley and Grassy Lane. Very probably constructed in conjunction with the building of Ashley.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10530	Asset Class	Building
House Name	Ashley/ Riftwood		
House Number			
Other Location			
Road Name	Grassy Lane		
Conservation Area	Not in any conservation area		

Description

Originally one house ('St Rhadegunds'), built in 1914, now divided as Ashley, this part being two story red brick and red clay tile hung with sash windows and chimney, and Riftwood being the same but having a conical bay window with a conical spire above it. Sir Ewart Smith (1897- 1995) lived here in the 1950's, he was latterly Deputy Chairman of Imperial Chemical Industries and worked at Fort Halstead during World War Two. He became a Fellow of the Royal Society in 1957.

Reasons for Inclusion

A substantial house, now divided, with good chimneys and an unusual bay window with conical roofing above. An imposing front door to the original house now in the Riftwood half. Red House Arts and Crafts influenced design. Association with prominent local figure.

Selection Criteria

- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 13 Association with an important national or local historic figure or event.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10531	Asset Class	Building	Agenda Item 6
House Name	Garnetts			
House Number				
Other Location				
Road Name	Grassy Lane			
Conservation Area	Not in any conservation area			

Description

A two storey white painted pebble dashed house, built in the period 1920-1923, with a red tile roof with red tile lintels, brick relieving arches around the ground floor windows and red brick voussoirs to front door arch. Original Crittal metal framed windows.

Reasons for Inclusion

An interesting example of a house with early art deco 1930s influences. The house is on the Sevenoaks Town Council draft 2005 Local List.

Selection Criteria

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10532	Asset Class	Building
House Name	Ridge Lea		
House Number			
Other Location			
Road Name	Oak Avenue		
Conservation Area	Not in any conservation area		

Description

A two storey red brick house, built in the 1920's, with white lime mortar, red brick detailing and steep red clay tile roof. Decorative brick quoins and brick lozenged string course.

Reasons for Inclusion

An imposing but otherwise plain house relieved by brick detailing and a ponderous but not unattractive porch. As with a few of the other inter-war houses in the area it hints at art deco influences. The house was built for Sir John Dunlop, Chairman of Sevenoaks Urban District Council in 1964 and author of several books including 'The Pleasant Town of Sevenoaks'.

Selection Criteria

13 Association with an important national or local historic figure or event.



Asset Number	10533	Asset Class	Building	Agenda Item 6
House Name	Solefields Lodge			
House Number				
Other Location				
Road Name	Solefields Road			
Conservation Area	Not in any conservation area			

Description

A large three storey house , built around 1910, in red brick with a substantial bracketed external porch canopy, original white timber windows and cast iron rainwater goods. Other period features include decorative brick hood moulds over windows and a plain clay tiled roof.

Reasons for Inclusion

An extremely substantial house with many attractive and interesting original elements.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
 3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.



Asset Number	10534	Asset Class	Building
House Name			
House Number			
Other Location	In the garden of Norfolk House, adjacent to Solefields Road		
Road Name	Solefields Road		
Conservation Area	Not in any conservation area		

Description

Circular ventilation shaft from the Sevenoaks railway tunnel. Brick built in English cross bond with blue headers and some repair in glazed engineering brick, drip course towards the top. Shaft surmounted by an apparently precast stone cornice.

Reasons for Inclusion

One of the imposing ventilation shafts for Sevenoaks railway tunnel and therefore associated with the town's economic development in the nineteenth century.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 15 Important association with the history of Sevenoaks's economic development.
- 17 Significant landmark building, folly or curiosity.



Asset Number	10535	Asset Class	Building	Agenda Item 6
House Name	Sevenoaks School estate			
House Number				
Other Location	part of C19 walled garden situated behind the Solefield Road car park of Sevenoaks School			
Road Name	Solefields Road			
Conservation Area	Not in any conservation area			

Description

Single storey slate roofed building in yellow gault clay brick with white painted timber porch. Unusual rat-trap bond brickwork. Bracketed box bay window to front.

Reasons for Inclusion

An unusual small building, possibly originally a gardeners cottage associated with the walled garden to the west.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10536	Asset Class	Street Furniture
House Name			
House Number			
Other Location	At the north side entrance to Solefields Road		
Road Name	Solefields Road		
Conservation Area	Not in any conservation area		
Description	Ragstone wall with inset plaque commemorating the Battle of Solefields (1450).		
Reasons for Inclusion	Example of civic attention to the history of Sevenoaks.		
Selection Criteria	14 Important association with the development of the town or its social or cultural history.		



Asset Number	10537	Asset Class	Building	Agenda Item 6
House Name	Bulimba			
House Number	65			
Other Location	Set back at end of private drive to East side of Kippington Road			
Road Name	Kippington Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Detached Victorian property, formerly a stable block and accommodation for coachmen and grooms for the original house `Bulimba'. Wide frontage detached house constructed in ragstone with dressed stone matching sub-cills and lintels with stooling feature, below a plain tiled roof with terracotta ridge tiles, generous eaves, and swept tiled valleys. Lead protective flashing above lintels. Rough dressed stone quoins to corners of building and reveals to structural openings. Stone chimneys. The front elevation is arranged with central raised eaves gable and subsidiary gables at either end of the building. The fenestration consists of 3 light casements to the first floor and two light casements to the ground floor. Windows have leaded lights and are generally replacement units although of good quality and in keeping with the building. The central bay features a leaded light rondel feature window with dressed stone surround and central keystone at first floor level. The main entrance door consists of a solid silvered oak door with glazed side screens in matching oak with curved heads set within a low springing Arts and Crafts style dressed stone arch with central keystone. The front door, glazed screens and rondel window may be original. The gable barge boards are of plain painted timber and may have been replaced. The property is enhanced by its set back location within an attractive setting of mature trees.

Reasons for Inclusion

An attractive building characteristic of the area, restrained in style and enhanced by its simple proportions and Arts and Crafts features. Exhibits fine use of materials in the stonework walls and tiled roof. The building has been well maintained, with key original entrance and rondel window features retained. Where the fenestration has been replaced with modern units, these are of good quality and of sympathetic design. The building has some historical interest and rarity value as a former stables block to Bulimba and is one of the earliest surviving properties in the road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10539	Asset Class	Building
House Name	Walnut Cottage		
House Number	124		
Other Location	West side of Kippington Road		
Road Name	Kippington Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

Detached Victorian property dating in part from the 17th Century but mostly circa 1868 with modern conservatories added in 1983. Believed to have originally been one of the estate cottages to Kippington House. The property is in the Neo-Gothic style consisting of painted brickwork walls with stone surrounds, cills and lintels to windows and doors, the windows having heavy stone mullions and transoms. The roof is steeply sloping in plain tiles with steeply sloping gables, one with stone copings and trefoil finial, and bonnet tiled hips. The property has modern replacement windows with leaded lights.

Reasons for Inclusion

One of the original surviving properties in the road with links to Kippington House therefore having rarity value. The building's unusual gothic style contributes to the varied character of Kippington Road.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10541	Asset Class	Building	Agenda Item 6
House Name	Ardsheal			
House Number	75			
Other Location	East side of Kippington Road			
Road Name	Kippington Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Two storey detached 1920s house with forward projecting hipped wings. Red brick in Flemish bond, with raised rusticated feature quoins, brick on edge window heads and brick on edge and tile drip sub cills. Low pitched roof plain tiled roof generous eaves and decorative plaster/render modillion block cornice/ eaves soffits. A pair of tile hung dormers to front roof pitch. Brick arched porch with rusticated pier and dentil course string and canted brick cornice. One and two light modern replacement windows with leaded lights.

Reasons for Inclusion

A well mannered 1920s house with some pleasing brick detailing, contributing to the character of the area.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10543	Asset Class	Building
House Name	Main Building		
House Number			
Other Location	The New Beacon School grounds		
Road Name	Brittains Lane		
Conservation Area	Not in any conservation area		

Description

Designed in 1898 by notable architect Edwyn Evans Cronk who also designed the Carnegie Free Public Library at the top of The Drive, now a candidate for national listing, it was constructed in 1899 by local long-standing builders Richard Durtnell & Sons. The New Beacon School opened at the beginning of January 1900. One of its first pupils was the World War I poet Siegfried Sassoon. The New Beacon originally had around 40 rooms and catered for up to 60 full-time boarders. It now has around 400 pupils (all boys). The main school building is largely original but other buildings have been added, many since the 1980s.

Reasons for Inclusion

A substantial Victorian building set in large grounds. There are many windows, which relieve the bulk of the facade. It was designed by an architect of local importance.

Selection Criteria

- 2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
- 7 Designed by an architect of national or local importance
- 9 Example of a style of building unique to the local area.
- 14 Important association with the development of the town or its social or cultural history.



Asset Number	10544	Asset Class	Building	Agenda Item 6
House Name	The School Chapel			
House Number				
Other Location	The New Beacon School grounds			
Road Name	Brittains Lane			
Conservation Area	Not in any conservation area			

Description

The Chapel is a brick structure with stone features and exposed internal timber roof, built in 1912. It was dedicated by the Bishop of Rochester in 1912 and rededicated in 2012. Its construction meant that the boarders no longer had to make the long walk to Kippington Church on a Sunday. The Chapel is an unusual feature for a Prep school in Sevenoaks. Inside the Chapel, a Memorial tablet lists those who contributed to its building. Many of these names were well-known influential individuals of the time in Sevenoaks.

Reasons for Inclusion

A pleasing small building which has local significance and is unique in the district. There is a good use of decorative stone work in the quoins and door and window surrounds.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

9 Example of a style of building unique to the local area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10545	Asset Class	Building
House Name	The Space, Performing Arts Centre		
House Number			
Other Location	Sevenoaks School grounds		
Road Name	High Street		
Conservation Area	Not in any conservation area		

Description

Sevenoaks School Performing Arts Centre known as The Space. Built in 2010 and the recipient of national awards for acoustics and the use of wood and brickwork. Among other things, the building houses the music department and boasts a 410-seat concert hall called the Pamoja Hall.

Reasons for Inclusion

Imposing modern building designed by an architect of national importance. Good use of brick and wood in the construction.

Selection Criteria

- 6 Built after 1945. A building of exceptional quality and design.
- 7 Designed by an architect of national or local importance
- 8 Has received a national award or recognition.
- 9 Example of a style of building unique to the local area.



Asset Number	10546	Asset Class	Building	Agenda Item 6
House Name	School House			
House Number				
Other Location	Sevenoaks School grounds			
Road Name	Oak Lane			
Conservation Area	Not in any conservation area			

Description

School House Boarding House was built in 1874 according to its date plaque, and originally called 'Kirkella'. It is a Victorian building with original features, including arched porch, sash windows, decorative brickwork features and tiled roof with decorative ridge tiles. It was formerly the Sevenoaks School International Centre and is currently home to 60 boarding students and staff.

Reasons for Inclusion

An imposing Victorian building retaining its original features and an attractive example of its type. The use of decorative brickwork to the window headers, recessed surrounds to the central facade, date plaque and tiled gable ends to the dormer windows give it character.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10547	Asset Class	Building
House Name	Johnsons House		
House Number			
Other Location	Sevenoaks School grounds		
Road Name	Oak Lane		
Conservation Area	Not in any conservation area		

Description

Johnsons Boarding House, formerly called 'Thornhill', it was originally built as a private house between 1869 and 1881. It is a substantial Victorian building with several roof dormers, a jettied dormer porch, mainly original windows, tiled roof with decorative ridge tiles and finials and imposing chimneys. Johnsons has been a home to boarders at Sevenoaks School since 1928 when it was gifted to the School by Charles Plumtre Johnson, one of the School's major benefactors. It is now home to 60 boys and staff aged 13 to 18.

Reasons for Inclusion

A substantial Victorian building set in large grounds. The imposing porch is a prominent feature and dominates the front of the building. There are many windows, which relieves the bulk of the facade. There is a good use of decorative brickwork in the embossed string courses and window surrounds.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10549	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Wall running from the entrance to Kippington Road to Braeside Avenue			
Road Name	London Road			
Conservation Area	Not in any conservation area			

Description

Roughly coursed ragstone boundary wall probably dating from mid 19th century.

Reasons for Inclusion

Attractive ragstone boundary wall which is a relic of the historic landscape of Sevenoaks estates.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10552	Asset Class	Building
House Name	Cornwall House		
House Number	20		
Other Location			
Road Name	Granville Road		
Conservation Area	Granville and Eardley Road Conservation Area		

Description

This detached Victorian house was built in 1876 for Henry Swaffield and was called "Cornwall House". Built in yellow brick with red brick details. Pierced decorated bargeboards and timber frame gabled porch with decorated bargeboards and finial. Bay windows have dentil eaves courses. Original pattern large-pane sash windows.

Reasons for Inclusion

This house is worthy of being considered for local listing as a pleasing example of a Victorian villa with many of its original features still preserved. but more important is the historical association of the house. Henry Swaffield for whom the house was built and who lived there from the age of 41 is considered an outstanding example of the wealthy benefactors who played such an important part in the development of modern Sevenoaks. He made his money on the stock market. He gave large sums of money to those in need and was a very generous benefactor to Sevenoaks itself. Among other things, he gave the site for the Carnegie former Public Library at the top of The Drive, the site and most of the money for the Methodist Church in The Drive " now a Sevenoaks landmark - as well as providing the Ministers house (Carn Brae in Pembroke Road), Cornwall Hall and the now Grade II listed Retreat Almshouses including the money for their upkeep, the Bandstand and practice rooms on the Vine. He was elected to the first Sevenoaks Urban District Council in 1894, later becoming its Chairman and serving for 15 years. He was also a Justice of the Peace and a Governor of Sevenoaks School.

Selection Criteria

13 Association with an important national or local historic figure or event.



Asset Number	10553	Asset Class	Building	Agenda Item 6
House Name	Knole Park Golf Club House			
House Number				
Other Location				
Road Name	Seal Hollow Road			
Conservation Area	Not in any conservation area			

Description

The original club house was built within Knole Park in 1924 by Franks Harris Bros. of Guildford. Members of the nearby Wildernesse Golf Club, concerned that their course might be closed down, had approached Lord Sackville for permission to build a new course and club house in the Park. This granted, the course was designed by James Braid with J Abercromby. The club house is single-storey with white rendered walls and black timber decoration under a pitched tile roof. It has been extended over the years in the same style, except for the flat roof lounge which has glazed elevations and features a small clock tower. Various later outbuildings, including the professionals shop, are in similar style. There is also a squash court building with two courts and a small area of first floor accommodation in the Club House building. One of the most notable members of the club, Sam King, who started as a caddie qualified for 30 consecutive Opens and took part in three Ryder Cups.

Reasons for Inclusion

The golf course is one of two in the town, both well known and contrasting in topography and layout. Lying in elevated Knole Park, famous for its landscape, amenity value and association with Knole House, the course enjoys outstanding views. The club house benefits by association, although it is a building modest in both scale and architectural presence. Lord Sackville consented to the building of the course, by James Braid with J Abercromby, and the club house in 1924 following an approach by members of the near-defunct Wildernesse Club nearby. Sam King, who started as a caddie at the club, subsequently became one of Sevenoaks' most distinguished golfers.

Selection Criteria

13 Association with an important national or local historic figure or event.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10554	Asset Class	Building
House Name	Agenda Item 6		
House Number	40 and 42		
Other Location			
Road Name	St Botolph's Road		
Conservation Area	The Vine Conservation Area		

Description

Number 40 is a detached two-storey 1930s house, red brick with stone quoins and hipped tiled roof. Tall chimneys with panelled stacks under corbelled heads. Centre and right is shallow two window wide projecting wing with timber-studded first floor under hipped tiled roof with timbered gablet. To left, small hipped timbered bay window at first floor. All cast iron casements with decorative pattern leaded lights.

No. 42 is a detached house of similar but simpler design to No.40, with herring bone brickwork to the framed areas.

Reasons for Inclusion

These two houses of similar design incorporate a number of decorative features including pattern leaded lights, stone quoins and herring bone brickwork. Dr Elain Harwood, Senior Architectural Investigator at Historic England, commented that these two houses, which she described as being 'very complete', ought to be considered for local listing. She particularly liked the decorative glazing.

Selection Criteria

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10556	Asset Class	Building	Agenda Item 6
House Name	Bella Vista			
House Number	53			
Other Location				
Road Name	The Drive			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

One of a pair of semi-detached, two-storey villas built 1910. Red brick, slate rooves with decorative red ridge tiles. Twin-gabled front to corner with London Road, has full-height mullioned and transomed rectangular bay windows under projecting timber-studded gables on brackets. Timbered panels between ground and first floor windows. Side elevations to The Drive and London Road have timber pent-roofed porches and gabled wings in same style as before.

Reasons for Inclusion

This building contributes in itself to the character of the northern end of The Drive and, together with its other half at 136 London Road, forms a visually distinctive corner-piece at the junction of The Drive and London Road. Dr Elain Harwood, Senior Architectural Investigator at Historic England, commented that she thought that this corner property was an important prominent piece of townscape. She particularly noted the way in which the windows and blind panels worked well together on No. 53. The house is thought to have been designed by Potter & Harvey.

Selection Criteria

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10557	Asset Class	Building
House Name	Agenda Item 6		
House Number	44		
Other Location			
Road Name	Kippington Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

A large detached house built between 1936 and 1939. Brick rendered white. Two storeys with tiled roof. Also tile-hung under the three first-floor windows. Modern square-leaded windows. Attractive door and bell cast porch; original fenestration and distinguished chimney stacks.

Reasons for Inclusion

An attractive house with unusual bell cast porch and fenestration. Prominent chimney stacks. A house which enhances the character of the road.

Selection Criteria

- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10558	Asset Class	Building	Agenda Item 6
House Name				
House Number	15			
Other Location				
Road Name	Kippington Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

A large detached house built in 1927. Two storeys. Integral garage with a small attached garage with sloping, tiled roof; a matching small ground-floor extension with sloping tiled roof also at the other end of the front. Modern square-leded windows. A perfectly balanced house (Dr. Harwood describes it as "complete"). An attractive porch with arched fanlight over the door and small windows either side of the door. Feature tiles over the porch and under the first floor windows.

Reasons for Inclusion

An unusually lovely house - beautifully proportioned and with unusual design features around the front door and porch. The house makes a strong statement in the road.

Selection Criteria

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10562	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Outside St Mary's Lodge		
Road Name	Oakhill Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

Victorian cast iron post box with 'post office' written on the slot and VR and a crown above. It is set into the wall beside the steps to St Mary's church in Kippington Road.

Reasons for Inclusion

Victorian post boxes are a rarity in Sevenoaks and this is a remarkable survival. It is set beside the steps leading to St. Mary's church which was convenient for residents of the parish. Its early date suggests that the original steps pre-dated the building of St Mary's Lodge, and would have served the church from its dedication in 1880

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10564	Asset Class	Building	Agenda Item 6
House Name	Edenhurst			
House Number	54			
Other Location				
Road Name	Oakhill Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Edenhurst is a large detached three storey Victorian house which has been divided into flats. It is built in yellow brick under tile, with a dentilled brick cornice under the eaves. All window heads have arched brick tops with decorative mouldings above. These are generally arranged in pairs on ground and first floors and as a single window in the gable ends. The front door is recessed into a large rectangular porch which has an arched entrance with ornamental keystone and white pilasters. The original entrance door has been moved to one side. To each side above the rectangular porch, are two small balconies with pierced brick parapets. Between them a gable end rises to the third floor, and to the right of that a four storey square tower with tiled roof. Towards the right hand side is another three storey gable and beyond that a collection of two storey domestic buildings, one of which has an added porch, built to match the rest. To the left of the front door is an elongated bay at first and second floor level which has a dentilled parapet and small dormer in its hipped roof. To the left of that is a further wing under hipped rooves. There are numerous blocks of chimneys with dentilled ornament and stringing. The rear view has a more homogeneous appearance and the architectural features are consistent with those of the front elevation.

Reasons for Inclusion

Edenhurst was one of the first properties to be built in Oakhill road, when the Kippington Estate was split up. Therefore it has rarity value and is designated in Sevenoaks District Council's conservation area document as a 'building contributing to character'. Originally it had extensive grounds which included the properties at 44 and 52 Oakhill Road. In 1881 it was lived in by the Robinson family (occupation iron monger and tea merchant) Its grounds were further divided for building purposes in the 1920s, and later the main house was divided into leasehold flats. Historically it marks the beginning of development in Oakhill road which initially consisted of only a few large residences on substantial plots. The front elevation is miscellaneous and rambling but most of its architectural features are consistent, including those on the four storey tower which made a statement and dominated its neighbours. Dr Elain Harwood, Senior Architectural Investigator at Historic England, commented that although this property is somewhat worn in places, she felt it was definitely worthy of local listing.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.

17 Significant landmark building, folly or curiosity.



Asset Number	10566	Asset Class	Building
House Name			
House Number	48		
Other Location			
Road Name	Oakhill Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

Number 48 is a two storey 1920s red brick house under a tiled roof with a gable on the left hand side which has square bays on both floors. There are ornamental timber battens to the gable end and between first and second floors. Between the timbers is a herringbone brickwork infill. The rest of the upper floor is rendered and also has some tile hanging. The square paned casement windows appear to be original, possibly metal framed, but the dormer to the right hand side has diamond panes and stained glass rose inserts. The heavy front door is set in a projecting tiled porch and is surrounded by a white archway. The overhanging timbers of the porch are supported on timber brackets and there are tiled windowsills and ornamental window heads. The corners of the main hipped roof are supported on narrow brick or tile brackets. There is a garage with tiled roof and panelled doors which may be original also.

Reasons for Inclusion

Number 48 is remarkable for its 'completeness' and has retained most of its original features. It was originally called Fairways and Sevenoaks District Council's Conservation Area document designates it a building contributing to character. It uses a variety of ornamental and architectural features which give it character and kerb appeal. It is a good example of the style of 1920's architecture which preceded the ubiquitous 1930's mock Tudor. Dr Elain Harwood, Senior Architectural Investigator at Historic England, commented enthusiastically about this property especially the door, the rose windows, etc. She felt it had all its original features; what she termed 'completeness'.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10569	Asset Class	Building	Agenda Item 6
House Name	Oakwood Lodge			
House Number	34			
Other Location				
Road Name	Oakhill Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Number 34 is a two storey double gabled late Victorian house (built 1879) of white painted brick with tile-hanging to the first floor and tiled roof. Plain bargeboards. Two three and four-light casement windows with glazing bars. To the right a single storey extension with three light French windows to the rear. The south end has a deep jetty at the first floor, carried on three carved oak brackets on corbels. Red brick ridge stack with corbelled head. To the rear is a further wing at right angles and a small timber and lead cupola (possibly once a clock tower) on the roof. In the main roof is a single dormer with timber infill, and on the ground floor a three light casement with glazing bars.

Reasons for Inclusion

Number 34 has a great deal of kerb appeal and is another rare survival of the estate buildings belonging to the demolished Oakhill House. Therefore it is one of the original surviving properties in the road and preserves most of its original features. Sevenoaks District Council's Conservation Document designates it a building contributing to character and it is a landmark property in the Kippington conservation area. It is set in a large L shaped plot which would have been part of the grounds of Oakhill House. Dr Elain Harwood, Senior Architectural Investigator at Historic England, commented that she liked this property which she felt had landmark quality and was worthy of local listing.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10570	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Outside No. 24		
Road Name	Oakhill Road		
Conservation Area	Not in any conservation area		

Description

Concrete parish boundary marker engraved with a downward pointing arrow and the letters S M and D. and below that the date - 1877 and No. 5 (in the series). The marker has a curved top, which is slightly chipped.

Reasons for Inclusion

This boundary marker is one of a series erected in 1877 to mark out the new parish of Kippington St Mary when it was split from the town Parish of St Nicholas. Such surviving boundary markers are rare and historically this is interesting as the establishment of a new parish indicates the growth of population in the area following the sale of building plots from the Kippington estate. The latter still covered land on both sides of the railway line and the new Kippington parish served new residents on both sides.

Selection Criteria

- 14 Important association with the development of the town or its social or cultural history.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10572	Asset Class	Building	Agenda Item 6
House Name	Wood Dene			
House Number	17			
Other Location				
Road Name	Oakhill Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Number 17 is a large red brick three storey Victorian house with tiled roof and fish-scale tile hanging to the second floor above a dentilled string course. It is surrounded by a forecourt and its western elevation has two projecting gables, one of which houses an entrance door with fanlight over, set under an ornamental brick arch. There is a single sash window with horns to each side of the door. There are two four-light sashes on the second floor and two further small sash windows, one in each gable end. There are four ornamental chimney stacks with corbelled tops. The south/front elevation has a central gable over a three sided brick bay in which is set the main door. There are three 4 light sash windows with horns above the door and two more to each side of the bay. There is a four paned window with arched top in the gable end. The windows on the second floor have shallow wooden canopies over them while those on the ground floor have brick window heads. There are two further dormer windows in the hipped section of the roof and all rooves have ornamental ridge tiles and finials on the gable ends.

Reasons for Inclusion

Number 17 is an outstanding representative of a Victorian gentleman's residence and a rare surviving example of the original houses built after the break up of the Kippington estate. In spite of a chequered history in multiple occupation it has survived with most of its period features intact or at least faithfully copied. The architectural details, particularly roof ornament and chimney stacks are consistent and complete and even the side door has architectural features. The front elevation is symmetrical and has considerable kerb appeal. Dr Elain Harwood, Senior Architectural Investigator at Historic England, commented that this house stood out with its presence and she believed that it was worthy of local listing.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10573	Asset Class	Building
House Name	Hill House		
House Number	35		
Other Location			
Road Name	Oakhill Road		
Conservation Area	Not in any conservation area		

Description

Number 35 is a modern (2006), split level, three storey architect designed house having flat rooves, unadorned white painted elevations and continuous runs of plate glass windows in all elevations as well as full length patio windows to the left hand side of the front elevation. The iron railings to the side are plain and functional and there is a contrasting timber screen round the first floor patio at the rear. The integral double garage is at semi basement level with a full height glass panel beside it. The unassuming entrance door appears to be at the left hand side.

Reasons for Inclusion

Number 35 is a striking example of a modern building which harks back to the revolutionary Bauhaus style popular in Germany between the wars. There are no traditional roof lines or ornament, which makes the style of the property unique, certainly in Oakhill Road and very unusual in Sevenoaks as a whole. The clean uncluttered lines make it a significant landmark building. Dr Elain Harwood, Senior Architectural Investigator at Historic England, commented that the property 'expresses modern living honestly' and that it should be put forward as a candidate for local listing.

Selection Criteria

- 6 Built after 1945. A building of exceptional quality and design.
- 9 Example of a style of building unique to the local area.
- 17 Significant landmark building, folly or curiosity.



Asset Number	10574	Asset Class	Building	Agenda Item 6
House Name	The Spinneys			
House Number	41			
Other Location				
Road Name	Oakhill Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Number 41 is a three storey 1920s Georgian style property with a symmetrical front elevation consisting of a central front door with tiled portico and a window to each side. The slightly projecting side wings have two more windows to each side on the first two floors and there are two dormers in the central section of the hipped, tiled roof. It has two large corbelled chimney stacks. The windows are casements with square panes and fanlights above and they have decorative red brick window heads. The symmetry is maintained on each side elevation, and all corners have sections of brick stringing making decorative quoins. There is a detached garage to the right hand side of the front garden.

Reasons for Inclusion

Number 41 is clearly marked as a property of distinction on the 1935 Ordnance Survey map, but was improved in the 1980's round about the same time as its large plot was split up and new houses built to each side. Subsequently access was created beside it to further dwellings at the rear. It is designated in the Sevenoaks District Council's Conservation area document as a 'Building contributing to Character' and it is an imposing property with considerable kerb appeal.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10575	Asset Class	Open Space
House Name	scout premises		
House Number	57		
Other Location	Behind Nos. 53 & 55		
Road Name	Oakhill Road		
Conservation Area	Not in any conservation area		

Description

The building at Number 57 is a purpose built oblong structure approximately 20' x 30' with a later kitchen extension to the far end. It is of rendered brick construction, painted white, and is roofed with corrugated iron. The entrance is by green painted double doors with small paned metal framed casements with brick headings, to each side. Above the door is a sign saying 'Scouts, 1st Sevenoaks scout group'. Inside is a single small surviving fireplace with ornamental brick surround. The hut is set within a large plot of 4.5 acres of woodland and meadow, which adjoins the railway line. Access is by a narrow, gated path belonging to British Rail.

Reasons for Inclusion

The scout hut was built for Hicks Own (1st. Sevenoaks Scouts) on a freehold plot of land bequeathed to them shortly after the scout movement started in 1907. The group was formed by William Gross Hicks, a teacher at the old Lady Boswell's school, who became its headmaster in 1913, but was killed 1917 in the First World War. The building is utilitarian but the plot is delightful being on two levels - the 'Prairie' meadow outside the hut, and a further flat area beside the railway, approached by a steep path through the woods. This is an ideal amenity for the scouts and its foundation marks a historic moment for the movement in Sevenoaks. The group is still popular and having them there is part of the character of Oakhill Road.

Selection Criteria

13 Association with an important national or local historic figure or event.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10576	Asset Class	Building	Agenda Item 6
House Name				
House Number	1			
Other Location				
Road Name	The Rise			
Conservation Area	Not in any conservation area			

Description

Number 1 the Rise is a late 1930s two storey house, built of brick under tiled roof with all elevations rendered and painted white. The roof is hipped all round but with two mini-gables each side in the roof. Windows seem to be of original late 1930s design having three or four light casements on each floor, each divided by three transoms and with fan lights above the centre casements. The door surround is of brick, corbelled to support a flat, lead covered porch roof. To each side of the door are long single paned windows with three transoms. All windows have straight brick heads above and tiled window ledges below. The corners of the eaves have ornamental corbelled brick supports.

Reasons for Inclusion

Number 1 the Rise, originally called 'High Tor' has survived virtually unchanged since the immediate pre-war period and has preserved its original architectural features. The corbelled gable ends are typical of the period and the windows reminiscent of the modernist trend of the late thirties. It is a well balanced design with kerb appeal and is representative of one style of pre-war development the Rise.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10579	Asset Class	Building
House Name	Pemberton		
House Number	63		
Other Location			
Road Name	The Rise		
Conservation Area	Not in any conservation area		

Description

Number 63 The Rise is a late 1930s house built of rustic brick under tiled rooves, the upper floors and some of the gables being painted white. There is one very tall narrow projecting gable to the left hand side part of its roof descending two floors and having ornamental corbels to support the eaves, both at first and second floor levels. It has two tall chimney stacks, one on the left hand elevation and another on the front elevation beside the front door. The latter has a flat roofed and glass panelled porch which is built into the brickwork of the chimney stack. All windows are casements with three transoms and small square leaded panes within them. Window heads are of brick and windowsills tiled.

Reasons for Inclusion

Number 63 The Rise, once known as 'Little Gables' is of a complicated design which borrows from the Arts and Crafts period. There are tall chimneys and a riot of rambling roof lines and steep gables which add impact and give it a cottagey feel. The house maintains its original design, which is unusual in this road, and it has considerable kerb appeal.

Selection Criteria

- 4 Built 1920-1938. An outstanding example of the style of the period.
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10580	Asset Class	Building	Agenda Item 6
House Name				
House Number	81			
Other Location				
Road Name	The Rise			
Conservation Area	Not in any conservation area			

Description

Number 81 The Rise is a late 1930s three storey building on a corner plot and is rendered and painted white. It has a hipped pan tile roof to the front elevation, with one flat roofed dormer in it and the ground floor window has small canopy, one pan tile deep. The front door is in the right hand elevation, recessed into a feature porch under a pan tiled gable which rises to second floor level. The run of windows contain a mixture of clear glass and narrow panels with three transoms to each side, and appear to be original.

Reasons for Inclusion

Number 81 The Rise, originally known as 'Coningsby', still preserves its original design, which is unusual in this road. The two visible elevations are very different from one another, the front being plain and four-square, the side having sweeping roof lines and an arched porch. The metal windows are a feature of this property, being of 1930s, 'modernist' design with an unusual arrangement of plate glass panels and narrow transomed side panels. The pantiles and the matching ornamental window canopy are both architectural features of the late 1930s.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10584	Asset Class	Street Furniture
House Name	Pillar box		
House Number			
Other Location	On corner of Garth Road and The Rise		
Road Name	The Rise		
Conservation Area	Not in any conservation area		

Description

George 6th post box set in brick pillar with concrete roof. Cast with letters G vi R

Reasons for Inclusion

Erected sometime after 1936 the post box is contemporary with the start of building in The Rise and its preservation gives context to the development.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10588	Asset Class	Building	Agenda Item 6
House Name	Cross Keys House			
House Number				
Other Location	In an unnamed cul-de-sac close to Oak Lane.			
Road Name	Ashgrove Road			
Conservation Area	Not in any conservation area			

Description

A very large two-storey detached house with additional accommodation within the pitched roof, built in 1924 with Arts & Crafts features, and now divided to form three dwellings, Cross Keys House, Cross Keys House East and Cross Keys House West. The pitched roof is clay tiled and feature prominent gables, some projecting. The upper and part ground floor elevations are white rendered with Tudor-style timber beams, and the remaining ground floor is of mixed stock brick. The timber-framed casement windows are in original style. The central building has a fine recessed front entranceway of arched brickwork. The substantial chimneys are of ornate brickwork. There appear to be later extensions to both the East and West Houses, largely in keeping with the original style.

Reasons for Inclusion

This large building is of its time, constructed during the early 1920s, a period of economic prosperity for the town, and retains its original Arts & Crafts features, although later sympathetic extensions were added when the single house was divided into three houses. Research suggests that the architect may have been Baillie Scott or the house built based on that design.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.
 17 Significant landmark building, folly or curiosity.



Asset Number	10590	Asset Class	Building
House Name	Beech Tree Cottage		
House Number			
Other Location	Overlooking Sevenoaks Common		
Road Name	Ashgrove Road		
Conservation Area	Not in any conservation area		

Description

A two-storey 1930s house symmetrically built of brick, white painted, under a pitched tiled roof with central gable and cat slides, supported by brick corbelling, about dormer windows. The building retains all original features, including casement windows and recessed entrance under brick arch with decorative brick quoins.

Reasons for Inclusion

A 1930s house with retained original features in distinctive style and in an attractive setting.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.



Asset Number	10591	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	At junction of Ashgrove Road and Solefields Road			
Road Name	Ashgrove Road			
Conservation Area	Not in any conservation area			
Description	A cast iron drinking pump, possibly once with a trough, without handle or working mechanism.			
Reasons for Inclusion	An original pump, though in disrepair.			
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.			



Asset Number	10593	Asset Class	Building
House Name	Old Cross Keys		
House Number			
Other Location			
Road Name	Ashgrove Road		
Conservation Area	Not in any conservation area		

Description

A two-storey house built on ground floor of ragstone with red brick surrounds to doors and windows, under decorative hung tiles at first floor and a pitched tile roof, with one white-painted weather board gable with bargeboards, slightly projected. Two handsome chimneys, ornately detailed. The timber-framed windows have side-hung and fixed metal or leaded lights, and decorative stops. The property is on the first OS map for Sevenoaks of 1868 with the same outline as it possesses today so it was definitely built before 1868 and parts of it may date back to 1650. Given that it is called Old Cross Keys, one could speculate that it was part of the old Cross Keys farm (17th/18th century). From the 1868 OS map, it would seem originally to have been two semi-detached cottages now one detached property.

Reasons for Inclusion

The building, definitely built before 1868, is an handsome unspoilt original ragstone and decorative hung tile house, set in a fine garden and surrounds.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10598	Asset Class	Building	Agenda Item 6
House Name	Thornhill			
House Number				
Other Location				
Road Name	Oak Lane			
Conservation Area	Not in any conservation area			

Description

Detached Victorian house built between 1870 and 1880. It was originally the coach house and stables for Thornhill House. Attractive two garage barn conversion at the side of the drive - likely to have been added later. We could not gain access to the garden side. But from a photo taken no doubt by an Estate Agent (as the house was listed for sale in 2014) it is clear that there have been significant additions. It is now a very large house.

Reasons for Inclusion

One of the original properties in this area, although the original coach house and stables to Thornhill House have been extensively altered and added to. An historical connection as the original would have been an intrinsic part of the Thornhill Estate. Attractive facade on the Oak Lane side - very obviously the old stables.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10600	Asset Class	Building
House Name	Red Lodge		
House Number			
Other Location			
Road Name	Oak Lane		
Conservation Area	Not in any conservation area		

Description

A large detached Victorian house built in 1879. Now converted into four flats. Three storeyed. Bricks and tiles hanging on front walls (first floor) of reddish hue. Two panels of terracotta flower decoration on front, one dated 1879. Probably still with the original windows.

Reasons for Inclusion

Stands out as a property with a considerable amount of its original features. Unique in this area with the reddish colour of its bricks and tiles. Amongst the oldest original properties on Oak Lane. It therefore has rarity value.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10601	Asset Class	Building	Agenda Item 6
House Name	Fig Street House			
House Number				
Other Location				
Road Name	Oak Lane			
Conservation Area	Not in any conservation area			

Description

A detached 3-storey house built between 1920 and 1930. 3 attic rooms with large windows. Two porthole windows either side of doorway and two double windows above the porch. Modern flat-roofed extension to the right.

Reasons for Inclusion

A rather individual house with a pleasing effect. Unique window layout. Windows likely to be original.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10602	Asset Class	Building
House Name	Longspring		
House Number			
Other Location			
Road Name	Oak Lane		
Conservation Area	Not in any conservation area		

Description

A detached house built originally as two cottages between 1896 and 1909. These were gamekeepers' cottages possibly attached to the West Heath Estate. Not clear when the two cottages became one house, but the conversion was done well. The first floor front facings are tile hung. there are two large bay windows. All the windows are probably original.

Reasons for Inclusion

An attractive, well-proportioned house. Not obvious that it was two cottages - the conversion has been done sympathetically. Most of the features would seem to be original - especially the windows. One of the oldest properties in this part of Oak Lane and therefore has rarity value.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10603	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Alongside Oak Lane near tennis courts			
Road Name	Oak Lane			
Conservation Area	High Street Conservation Area			

Description

A Victorian high retaining wall built between 1837 and 1901 and bordering on Sevenoaks School Tennis Courts and Oak Lane. Uncoursed ragstone with red brick coping and pier where it joins with cemetery wall.

Reasons for Inclusion

A unique surviving Victorian ragstone wall - unique for its height.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10604	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Alongside Oak Lane near cemetery		
Road Name	Oak Lane		
Conservation Area	High Street Conservation Area		

Description

A Victorian high retaining wall built between 1837 and 1901 and bordering on the cemetery and Oak Lane. Galleted ragstone roughly coursed, with low iron railings above.

Reasons for Inclusion

A unique surviving Victorian ragstone wall.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10605	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	On the corner of The Dene and Oak Lane			
Road Name	Oak Lane			
Conservation Area	Not in any conservation area			

Description

A Victorian public transport structure, dating between 1860 and 1870 when the Tubs Hill railway was being built. A railway tunnel smoke outlet/ ventilation shaft - circular, yellow brick with stone/rendered banded cornice.

Reasons for Inclusion

A unique structure representing an important part of the history and economic development of Sevenoaks. Original and something of a landmark.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

15 Important association with the history of Sevenoaks's economic development.

17 Significant landmark building, folly or curiosity.



Asset Number	10606	Asset Class	Building
House Name	Sunny View Cottage		
House Number			
Other Location			
Road Name	Oak Lane		
Conservation Area	Not in any conservation area		

Description

Two-storey L-shaped lodge-type cottage. Red brick with tiled roof. Timber porch with pent tiled roof in internal corner. South gable end has three-light casement window with fanlights under cambered brick head and Venetian type oriel on brackets under jettied timbered gable apex. West gable end has six-light bay window with fanlights under jettied, tile hung first floor with five-light oriel beneath jettied timbered apex.

Reasons for Inclusion

An attractive late Victorian detached house built between 1900 and 1903. retains many of its original features. Unobtrusive because of a high wooden fence around it. You can see very little of the house from Oak Lane. One of the original properties in the road and therefore has rarity value.

Selection Criteria

3 Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10607	Asset Class	Building	Agenda Item 6
House Name	The Old Stables			
House Number				
Other Location				
Road Name	Grange Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Built on land sold by William Thompson to his brother in law Henry Webb, The Old Stables was originally the stables for Kippington Grange dating from 1874 (See also record 10628 - Coachmans, Clenches Farm Road) A detached house originally built as stables in 1874. Range of two-storey stable buildings to Kippington Grange now converted to a private house. Uncoursed ragstone with ashlar dressings, tiled roof. Windows timber casements with glazing bars or plain sashes with horns. Small circular window high in gable end.

Reasons for Inclusion

The current house has been cleverly converted in the late 1940s/ early 1950s from the old stables for Kippington Grange (originally built as Oakfield Grange). It is a delightful property with a wonderful hotchpotch of windows of different shapes and sizes. The "stables" character has been preserved - important for the property's historical associations.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10608	Asset Class	Building
House Name	Kippington Nursing Home		
House Number			
Other Location			
Road Name	Grange Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

A detached house built in 1874 on land sold by William Thompson to his brother in law Henry Webb. Initially named as Oakfield Grange and subsequently renamed Kippington Grange in the early 1900s. It became a nursing home in the 1950s and was renamed Kippington Nursing Home. Large gabled mansion. Two storey with attics, in uncoursed ragstone with ashlar dressings, tiled roof, cruciform finials to gables. Moulded strings at first floor. A number of plain timber horned sash windows remain but there are many modern replacements. Interesting entrance porch on east side, three gothic arches (painted or rendered?) with round columns, heavy capitals and decorated tympanums. Buttresses to sides and pierced balustraded top. On west side a battlemented, double-height, five-light canted bay window, with 1874 date stone.

Reasons for Inclusion

This is an impressive mansion with some of its original features - but also with many new ones and extensions too. The Sevenoaks District Council's Conservation Area document designates Kippington Nursing Home as a "Building contributing to character". The house has many historical associations - original family owners, then other owners of note, then requisitioned in the 2nd World War by Sevenoaks Council for the evacuated Shooters Hill Secondary School. The house with all its additions nonetheless makes a strong statement in this part of Sevenoaks.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

14 Important association with the development of the town or its social or cultural history.

13 Association with an important national or local historic figure or event.



Asset Number	10609	Asset Class	Building	Agenda Item 6
House Name	Top Hill			
House Number				
Other Location				
Road Name	Oak Lane			
Conservation Area	Not in any conservation area			

Description

A detached house built between 1935 and 1940. An Arts and Crafts style house. Good proportions. Tile hung first floor either side of three gables. Diamond pane windows throughout. Unaltered until 2012 when permission was given for large extension.

Reasons for Inclusion

A lovely Arts and Crafts style house - not visibly spoilt by extensions. This property and "Five Wents" next door are supreme examples of the Arts and Crafts style.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10611	Asset Class	Building
House Name	The Croft		
House Number			
Other Location			
Road Name	Oak Lane		
Conservation Area	Not in any conservation area		

Description

A group of residential buildings which the Sevenoaks Urban District Council had built as the Oak Lane Isolation Hospital in 1902. It comprised an administration building, two single-storeyed ward blocks and a combined laundry, mortuary and ambulance shed. It was taken over by the NHS in 1948 and operated as the Oak Lane Hospital until 1972, when the Kent County Council acquired it and turned it into a home for children and young people with disabilities. It was renamed "The Croft". The buildings are all of similar design and are constructed of red brick with pitched rooves of slate or clay peg tiles. The main building (the old Administration Block) - "The Croft" - is two-storeyed and has been converted into flats. The former laundry, mortuary and ambulance shed became classrooms when the complex was used as a children's home - it is now quite a substantial house. One of the former ward blocks is now a terrace of small houses. It is a well laid-out complex with plenty of parking.

Reasons for Inclusion

It still retains a number of its original features, although extensions and changes have been made over the years. Most important is the buildings' association with the social history of Sevenoaks and this part of Sevenoaks in particular. Before this group of buildings was constructed, there had been the Pest House (later known as the Fever Hospital) further up Oak Lane. Oak lane had become known as a place for people suffering from infectious diseases. There is an attractive homogeneity of style in this complex of buildings.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.



Asset Number	10617	Asset Class	Building	Agenda Item 6
House Name	Foxwold			
House Number				
Other Location				
Road Name	Gracious Lane			
Conservation Area	Not in any Conservation Area			

Description

A detached property built between 1868 and 1896. It probably formed part of the original buildings of the main house Herne Wood. The house is partly stone-built with decorative tile hung facades to the first floor. It incorporates an extension to the side which could have been the stables, with a conical tower topped by a weather vane.

Reasons for Inclusion

A pleasing use of the old estate buildings to create the current house. Interesting architectural features including decorative tile hung facade to the first floor, a jettied tile-hung bay above the entrance and the retention of the old tiled tower topped by an old weather vane in the roof of the side extension.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10618	Asset Class	Building
House Name	Ashgrove Cottage, Gracious Cottage, Hernewood Cottage		
House Number			
Other Location			
Road Name	Gracious Lane		
Conservation Area	Not in any Conservation Area		

Description

Clearly marked on the first OS Sevenoaks map of 1868/9 - which makes them at least Victorian and possibly pre-1840 - these were originally two dwellings with a third added between 1868 and 1896. Today they form a terrace of three Kentish ragstone cottages, which have been extended with Sevenoaks yellow brickwork. The building retains what appear to be the original lattice cast iron windows. They each have several hexagonal chimneys and slate roofs with carved gable end boards.

Reasons for Inclusion

An imposing terrace of houses that has seen little external alteration since being built. The ragstone construction and lattice windows add to the attraction, as does the ornate chimney brickwork.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10619	Asset Class	Building	Agenda Item 6
House Name	Knapton			
House Number				
Other Location				
Road Name	Windmill Road			
Conservation Area	Not in any Conservation Area			

Description

This house is believed to have been built around 1850, originally as a farm house. It is built predominantly from ragstone with three gables and an attractive porch. It has leaded light windows and a long single storey extension. There are extensive gardens alongside, backed by a weathered brick wall. The outbuildings are believed to be the former Ashgrove stables dating back to the 18th century.

Reasons for Inclusion

Interesting architectural features including dormers, porch and high decorative chimneys. A surviving relic of the old Ashgrove estate in a dominant position along a private drive and within attractive grounds.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10621	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Between Nos. 2 & 4		
Road Name	Burntwood Road		
Conservation Area	Not in any conservation area		
Description	Victorian post box, with letters "VR", set in a brick pier of later vintage.		
Reasons for Inclusion	A Victorian post box, unusual in having been relocated to this road of later date (see notes).		
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.		



Asset Number	10625	Asset Class	Building	Agenda Item 6
House Name	Croxley/ Primrose Cottage			
House Number				
Other Location				
Road Name	Clenches Farm Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

Pair of cottages originally built in the early 19th century and substantially rebuilt later in the century. Two-storey, uncoursed ragstone with low-pitched hipped slate roof, dominated by tall central ridge stack in yellow brick, four octagonal coupled shafts with raised band at head. Originally a symmetrical front, each cottage with door on the outer side of a small two-light casement window at ground floor, with a single two-light casement above. Croxley has enclosing porch, whilst the door in Primrose Cottage has been replaced by a window. Later extensions to rear of both cottages. Good quality estate-type iron railings and gates at front.

Reasons for Inclusion

Pair of attached cottages built by the Austen family in the early C19th, Croxley possibly showing later mid C19th rebuilding work on its west wall. Good walls of Kentish ragstone with galletting, an unusually tall chimney stack, modifications and extension to the original building reasonably in keeping, and together with roadside railings and gates contributing significantly to the appearance of the area.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.
- 13 Association with an important national or local historic figure or event.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10626	Asset Class	Building
House Name	Clenches Farm House		
House Number			
Other Location			
Road Name	Clenches Farm Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

Two-storey late Victorian red brick house with stone and terracotta details, tiled roof with decorated ridge tiles and shouldered parapets to gables with terracotta finials to shoulders and peaks. Projecting gabled wing to front right hand with terracotta patterns in gable with central date panel. Rectangular bay with hipped roof to ground floor. Entrance door under flat canopy with pillared support in angle with wing. Original pattern timber sash windows with horns.

Reasons for Inclusion

Imposing Victorian dairy manager's house with attractive features such as terracotta patterning in gables, substantially unaltered, and contributing to the appearance of the road and particularly the Clenches Farm group of buildings and the C19 dairy.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

15 Important association with the history of Sevenoaks's economic development.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10627	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Behind roadside hedge adjacent to Little Clenches			
Road Name	Clenches Farm Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			

Description

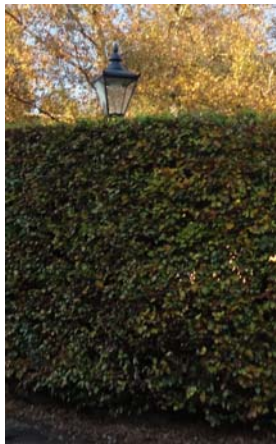
Standing behind the boundary hedge in garden of an unremarkable and much altered house, this gas lamp has an original cast iron fluted Victorian column. From the absence of any corrosion and the regularity of the glass paned, the lamp holder appears to be modern.

Reasons for Inclusion

Rare example of a Victorian gas street lamp, albeit seemingly with a modern lamp holder in Victorian style.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10628	Asset Class	Building
House Name	Coachmans		
House Number			
Other Location			
Road Name	Clenches Farm Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

Built on land sold by William Thompson to his brother in law Henry Webb, Coachmans was originally the coachman's cottage and former lodge to Kippington Grange dating from 1874 (see also asset 10607 - The Old Stables, Grange Road). Two storey, uncoursed ragstone, steep-pitched tiled roof with shouldered stone parapets to gable ends, surmounted by cruciform finials and with decorative ridge tiles. Five-sided projecting bay on south side, terracotta finial. Broad red brick side chimney stack with moulded brick strings to base and corbelled head. East end has five-light bay window, timber casements with fanlights, under hipped tiled roof, and a pair of plain sash windows with stone surrounds above. Later wing at right angles on north side.

Reasons for Inclusion

Victorian lodge and coachman's cottage of interest for period features and their connection with Kippington Grange for which they were built. Contribute to the street scene in the same way as other lodge and service buildings for large Victorian houses in the area.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10629	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	On roadside adjacent to Martletts			
Road Name	Clenches Farm Road			
Conservation Area	Kippington and Oakhill Road Conservation Area			
Description	Gas lamp stand with original Victorian cast iron fluted column but with modern lamp holder (indicated by the absence of any corrosion and the regularity of the glass panels).			
Reasons for Inclusion	Rare example of a Victorian gas street lamp (original fluted cast iron column) matching the lamp adjacent to Little Clenches and appropriate for the lighting of this section of road. Contributing to the street scene.			
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.			



Asset Number	10630	Asset Class	Building
House Name	Hollym		
House Number			
Other Location			
Road Name	Clenches Farm Lane		
Conservation Area	Not in any Conservation Area		

Description

1920s brick house of three storeys with wings projecting semi-circular from the facade. Substantial brick chimney stacks. Porch with two stone eagles on parapet above.

Reasons for Inclusion

A complete example of a house of its period. Imposing and with character and contributing to the interest and character of the Kippington area.

Selection Criteria

4 Built 1920-1938. An outstanding example of the style of the period.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10631	Asset Class	Building	Agenda Item 6
House Name				
House Number	136			
Other Location				
Road Name	London Road			
Conservation Area	Granville and Eardley Road Conservation Area			

Description

One of a pair of semi-detached, two-storey villas built 1910. Red brick, slate rooves with decorative red ridge tiles. Twin-gabled front to corner with The Drive, has full-height mullioned and transomed rectangular bay windows under projecting timber-studded gables on brackets. Timbered panels between ground and first floor windows. Side elevations to The Drive and London Road have timber pent-roofed porches and gabled wings in same style as before.

Reasons for Inclusion

This building contributes in itself to the character of the northern end of The Drive and, together with its other half at 53 The Drive, forms a visually distinctive corner-piece at the junction of The Drive and London Road. Dr Elain Harwood, Senior Architectural Investigator at Historic England, commented that she thought that this corner property was an important prominent piece of townscape. The house is thought to have been designed by Potter & Harvey.

Selection Criteria

17 Significant landmark building, folly or curiosity.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10632	Asset Class	Building
House Name	Agenda Item 6		
House Number	95		
Other Location			
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

No 95 High Street was built in late 19th century on three storeys in brick with tiled roof, the gable end to street. The shop front includes a tiled riser, plain pilasters, a retractable awning, and recessed entrance. At first floor the three panel window in timber frame is slightly bowed, each panel having fifteen small glass panes and a lozenge or hexagonal pane in the centre. The second floor is plain hung tile, bowed slightly, with similar window except each panel has twelve panes and only the centre panel has a lozenge or hexagonal pane.

Reasons for Inclusion

The building provides appropriate scale and building height for the road at this point. No 95, built in the 1890s, has attractive windows on the upper floors.

Selection Criteria

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10634	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Opposite No.71			
Road Name	St John's Road			
Conservation Area	Not in any Conservation Area			

Description

Two metre high ragstone boundary wall and gate piers of former East Lodge. The wall extends up St John's Road from the corner of St John's by 23 Bradbourne Vale Road to 92 St John's Road and along Bradbourne Vale Road in front of nos. 17, 19, 21 and 23 Bradbourne Vale Road.

Reasons for Inclusion

Ragstone wall and gate piers to former East Lodge which marked the entrance to St John's Road when newly laid out.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10635	Asset Class	Building
House Name	Rockdale House		
House Number			
Other Location			
Road Name	Rockdale Road		
Conservation Area	High Street Conservation Area		

Description

Three storey ragstone building constructed in 1875 for the Laurie family, now a residential care home. Sir John Laurie was Lord Mayor of London in 1941/2 and Provost Marshal of the 2nd Army on the Western Front during WW1. The building has two gables at the front, one with window under decorated arch, one surmounting galleried porch with gothic doorway. Small dormer with pitched roof. Two gables to side. Mostly original pattern sash windows. Modern, reasonably sympathetic, extension at the rear.

Reasons for Inclusion

A handsome mid-Victorian stone building which by virtue of its central place in the Rockdale Housing development plays an important role in the social fabric of the town. It was the family home of one of Sevenoaks' notable past residents.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

13 Association with an important national or local historic figure or event.

14 Important association with the development of the town or its social or cultural history.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.



Asset Number	10640	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Gateway to Knole Park off Turners Gardens			
Road Name	Weald Road			
Conservation Area				

Description

An old gateway, beneath the Tonbridge Road, linking the Shenden Valley (once known as Shangden), now developed as a housing estate called Turners Gardens, with Knole Park. Earl Amhurst gave a small piece of land to enable the building of this small bridge, with arched gateway beneath wide enough to take a wagon. The original construction is of Kentish Ragstone, with stone chip pargetting between the dressed stones, to some six feet above ground level, with a single engineering brick course and a red brick archway above. The archway has been reinforced later with modern brick piers and concrete slabs over, and there are three wall ties. Access through the archway is restricted to pedestrians by a modern gate set in a brick wall.

Reasons for Inclusion

The bridge with archway below, built before 1840 on land given by Earl Amhurst, facilitated the realignment of the Tonbridge Road and maintained an unimpeded route between Knole Park and the Shenden Valley. The wide archway gives an impressive keyhole vista, now partially obstructed by a pedestrian gate and flanking walls, into the park.

Selection Criteria

14 Important association with the development of the town or its social or cultural history.
 1 Built before 1840, original external features still recognisable.



Asset Number	10641	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Air shaft near the junction of Weald Road and Garth Road.		
Road Name	Weald Road		
Conservation Area			

Description

An air shaft, serving the Sevenoaks railway tunnel built in the mid 1860s, being circular with a diameter of some eight feet and a height above ground of some fourteen feet, brick built in English Bond brick with a single string course of moulded brick, under a projecting concrete plinth. A small solar panel is situated on the top.

Reasons for Inclusion

The air shaft is Victorian and evidence of the tunnel below, and recalls the economic development of the town and its early rail transport links with London and the south coast.

Selection Criteria

- 15 Important association with the history of Sevenoaks's economic development.
- 2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
- 17 Significant landmark building, folly or curiosity.



Asset Number	10642	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Boundary wall to the New School at West Heath, adjacent to the North West side of Weald Road.			
Road Name	Weald Road			
Conservation Area				

Description

A long ragstone wall, running parallel to the west side of the road where it borders the New School at West Heath and set back from it by some thirty feet. In disrepair in parts where damaged by fallen trees.

Reasons for Inclusion

This ragstone wall may once have marked the boundary of the old Ashgrove estate, and today defines a boundary of the New School at West Heath.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10643	Asset Class	Building
House Name	Agenda Item 6		
House Number	96,98 &100		
Other Location			
Road Name	Weald Road		
Conservation Area			

Description

A terrace of three, possibly four as originally built, stone cottages, dating pre-1800 and once forming part of the Sackville Estate. Built on two floors of ragstone with brick quoins and detailing around the windows, under a clay tile pitched roof. There are four identical entrance porches, each having pitched tile rooves with facing weather boarding. The windows are all modern PVC, unfortunately not of the same design which detracts from what should be a uniform look. No 96 has a later addition to the rear extension, not in the same brick bond, and the others may have also been extended.

Reasons for Inclusion

This terrace of ragstone cottages is a rare surviving example of workers housing on a big estate in pre-industrialisation days. Whilst the modern windows detract from the overall frontage, it might be hoped that a more sympathetic solution can be found in the future.

Selection Criteria

10 A group of buildings that together are a good example of an historic architectural style, particularly one associated with Kent.

1 Built before 1840, original external features still recognisable.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10644	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number	27-41			
Other Location	Bordering houses and road			
Road Name	Bradbourne Road			
Conservation Area	Not in any Conservation Area			

Description

Victorian Kentish ragstone wall (1837-1901) (street furniture) extending in front of and the full length of House Nos. 27 to 41 on Bradbourne Road.

Reasons for Inclusion

This Victorian Kentish ragstone wall has been well preserved in front of the four pairs of semi-detached properties, built between 1932 and 1936 in the grounds of the then Lyle Court Estate. Some of the wall has been repaired; there are gaps in the wall for the drives. But it is an impressive, attractive and homogeneous piece of ragstone walling, which enhances considerably the local area. This is probably part of the boundary wall of the Bradbourne estate, other stretches of which extend along much of the west side of Bradbourne Road.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10645	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Junction of High Street with Seal Hollow Road, by water trough		
Road Name	High Street		
Conservation Area	High Street Conservation Area		

Description

Old Victorian (1837-1901) gas lamp (street furniture) in the centre of the High Street and Seal Hollow Road divide close to the water trough. It would appear to have no functioning interior.

Reasons for Inclusion

This is a fine, surviving example of an old Victorian gas lamp. Close to the old water trough, which has been accepted for local listing, the gas lamp represents a significant asset to the local area.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10646	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Bordering E. side of High Street from pedestrian traffic lights outside Sevenoaks School to sharp			
Road Name	High Street			
Conservation Area	High Street Conservation Area			

Description

A length of what would seem to be Victorian (1837-1901) cast-iron railings (street furniture). There are gaps for the pedestrian crossing and for entrances into Sevenoaks School. The posts have been painted white. The actual railings would appear to be a later addition, as they are galvanised steel. Granite sets run along the edge of the highway adjacent to the railings.

Reasons for Inclusion

This length of cast-iron railings mirrors the similar railings on the Western side of the road just opposite. Together there are an important part of the landscape of this historic area with the many Grade II listed properties. The listing also includes the granite sets running along the edge of the highway and beneath the railings.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10647	Asset Class	Building
House Name	Agenda Item 6 (Railway Tunnel Ventilation Shaft)		
House Number			
Other Location			
Road Name	Gracious Lane		
Conservation Area	Not in any Conservation Area		

Description

A Victorian public transport structure, dating between 1860 and 1870 when the Tubs Hill railway was being built. A railway tunnel smoke outlet - circular, red brick underneath (probably originally painted white but now faded to a dirty yellow) with stone/rendered banded cornice. Some graffiti on it.

Reasons for Inclusion

One of several ventilation shafts to the Sevenoaks Tunnel and representing an important part of the history and economic development of Sevenoaks. Original and something of a landmark.

Selection Criteria

2 Built 1840-1899 (Victorian). Retaining original features. Quality distinguishes it from other buildings of the period in Sevenoaks.

15 Important association with the history of Sevenoaks's economic development.

17 Significant landmark building, folly or curiosity.



Asset Number	10649	Asset Class	Building	Agenda Item 6
House Name	Greystones			
House Number				
Other Location	At the end of a long unmade access road			
Road Name	Ashgrove Road			
Conservation Area	Not in any Conservation Area			

Description

A detached house, possibly built between 1830 and 1860. The two storeys are of Kentish ragstone with rough stone quoins. It has a shallow pitched slate roof. The windows - until recently timber casement windows - have been completely renewed and are of a modern construction and the whole house has been extensively renovated.

Reasons for Inclusion

In its very rural and isolated setting Greystones is quite a landmark building, although extensively renovated. More importantly, the house has a strong association with Sevenoaks economic activity. Greystones was once part of the farm buildings belonging to Dransfield's Farm, although we saw no remains of Dransfield's Farm. Agriculture was the main occupation in Sevenoaks in the 18th and early 19th Centuries and Dransfield's Farm was a large one situated at the site of what was once a crossing of track routes on Sevenoaks Common with several buildings. Planning permissions for a conservatory in 2012 referred to it as dating back to the mid 19th Century. However it is likely to be older than this as Dransfield's Farm seems to have once been called King's Farm which probably dates it to pre Queen Victoria as the name change was around 1840/50. In 1874 it became part of the Ashgrove estate which for a short while became known as Dransfield in the early 20th century given the unpopularity of its then German owner Edward Kraftmeier who was himself forced to change his surname to Kay.

Selection Criteria

15 Important association with the history of Sevenoaks's economic development.
 17 Significant landmark building, folly or curiosity.



Asset Number	10650	Asset Class	Street Furniture
House Name			
House Number			
Other Location	In the corner of the front garden of 44 Kippington Road - hidden in the thick hedge.		
Road Name	Kippington Road		
Conservation Area	Kippington and Oakhill Road Conservation Area		

Description

Street furniture in the shape of a stone boundary marker put in place between 1869 and 1896. It is possible to decipher the letter K and below the letters SM and D.

Reasons for Inclusion

These boundary stone markers are rare. They are the statutory markers for the new Kippington ecclesiastical parish boundary which was created in 1877 from St Nicholas's parish with the blessing of the Archbishop of Canterbury. In 1877, the Kippington lands were still on both sides of the railway incorporating the Granville/South Park area. The OS maps of 1869 and 1896 confirm that the stones were put in place between these two dates.

Selection Criteria

- 16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.
- 19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10651	Asset Class	Building	Agenda Item 6
House Name	Park Place/ Parkside/ Parkside Cottage			
House Number				
Other Location	Corner of Letter Box Lane and Tonbridge Road			
Road Name	Tonbridge Road			
Conservation Area	Not in any Conservation Area			

Description

Pair of early 19th century terrace houses. Painted brick elevation. 1:4:2 window facade. Two storeys. Centre wide gabled feature slightly projecting. Supporting wing to left with pedimented parapet. Supporting wing to right with straight parapet. Concealed Welsh slate roof behind parapets. Semi-circular attic window in apex of centre gable. String course above ground floor windows in centre. Sash windows under flat segmental brick arches. Supporting wing to left with modern casements. Two panelled doors with egg-and-tongue moulding to panelling. Fanlights over. Up four stone steps to doors with iron handrails. Two half basement lights in centre. Parkside has modern projecting bays on either side of door. Two-storey coach house adjoining Parkside (Parkside Cottage) has ridge Welsh slate roof and modern casements.

Reasons for Inclusion

Imposing pair of houses at the entrance to the town with some original features.

Selection Criteria

1 Built before 1840, original external features still recognisable.

18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

14 Important association with the development of the town or its social or cultural history.



Asset Number	10652	Asset Class	Building
House Name	Park Cottage		
House Number			
Other Location			
Road Name	Tonbridge Road		
Conservation Area	Not in any Conservation Area		

Description

Early 19th century. Painted brick. Two-storey 2:1 window facade. Supporting wing to right slightly recessed and tile-hung on first floor. Sash windows. Panelled double doors to right in panelled door case with entablature over. Ornamental plaster plaque in centre of two-window facade. Eaves and gutter. Prominent chimneys.

Reasons for Inclusion

Plain C19 house with some detracting modernisation (concrete tiles replacing original slate). Mainly of interest on account of plaster plaque on facade and the unusual, prominent chimneys.

Selection Criteria

- 1 Built before 1840, original external features still recognisable.
- 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.
- 11 Exhibits important characteristics of design, decoration, craftsmanship or use of materials.



Asset Number	10654	Asset Class	Street Furniture	Agenda Item 6
House Name	Fernside Cottage			
House Number				
Other Location	Gate of Fernside Cottage viewed from Gracious Lane			
Road Name	Tonbridge Road			
Conservation Area	Not in any Conservation Area			

Description

Imposing Victorian iron gate from front garden onto Gracious Lane with heavy posts/handle/lock and fleur-de-lis ornamentation.

Reasons for Inclusion

Unusually impressive Victorian gate. The house itself too much altered from original to merit listing.

Selection Criteria

19 A rare surviving example of street furniture that contributes positively to the local area.



Asset Number	10655	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Just past Park Cottage on the opposite side of the road		
Road Name	Tonbridge Road		
Conservation Area	Not in any Conservation Area		

Description

Original ragstone milepost for the toll road, possibly C18. Cast iron plate no longer on west face but lead mounts are still visible.

Reasons for Inclusion

Rare original milestone.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.



Asset Number	10656	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Outside 136 High Street - near Tesco's store			
Road Name	High Street			
Conservation Area				
Description	GR Pillar box.			
Reasons for Inclusion	Rare surviving example of George V pillar box.			
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.			



Asset Number	10657	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Corner of St Botolph's Road at junction with London Road/ Tubs Hill near post office		
Road Name	St Botolph's Road		
Conservation Area			
Description	Wall mounted GR Letter post box.		
Reasons for Inclusion	Rare surviving example of George V pillar box.		
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.		



Asset Number	10658	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Near Junction with Argle Road. Opposite Bentley show room and Salmons former print works .			
Road Name	London Road			
Conservation Area				
Description	Wall mounted, Ludlow pattern GR Letter post box.			
Reasons for Inclusion	Rare surviving example of George V Ludlow pattern letter post box.			
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.			



Asset Number	10659	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Solefields Road at Junction with Ashgrove Road		
Road Name	Solefields Road		
Conservation Area			
Description	GR Letter post box mounted in brick pillar.		
Reasons for Inclusion	Rare surviving example of George V letter post box.		
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.		



Asset Number	10660	Asset Class	Street Furniture	Agenda Item 6
House Name				
House Number				
Other Location	Near the point where South Park becomes Granville Road - the box is opposite Argyle Road			
Road Name	South Park			
Conservation Area				
Description	Wall mounted George VI letter post box.			
Reasons for Inclusion	Rare surviving example of George VI letter post box.			
Selection Criteria	19 A rare surviving example of street furniture that contributes positively to the local area.			



Asset Number	10662	Asset Class	Street Furniture
House Name			
House Number			
Other Location	Boundary wall to 71 St John's Road		
Road Name	St John's Road		
Conservation Area	Not in any Conservation Area		

Description

2m high Victorian ragstone boundary wall to 71 St John's Road (formerly West Lodge). Coursed along Bradbourne Vale Road, uncoursed as it curves round and up along St John's Road where it has probably been re-laid.

Reasons for Inclusion

Ragstone wall to West Lodge which marked the entrance to St John's Road when newly laid out. Its significance lies in the coursed section along Bradbourne Vale Road.

Selection Criteria

16 Association with a historic landscape or of identifiable importance to the historic design or development of the area.

