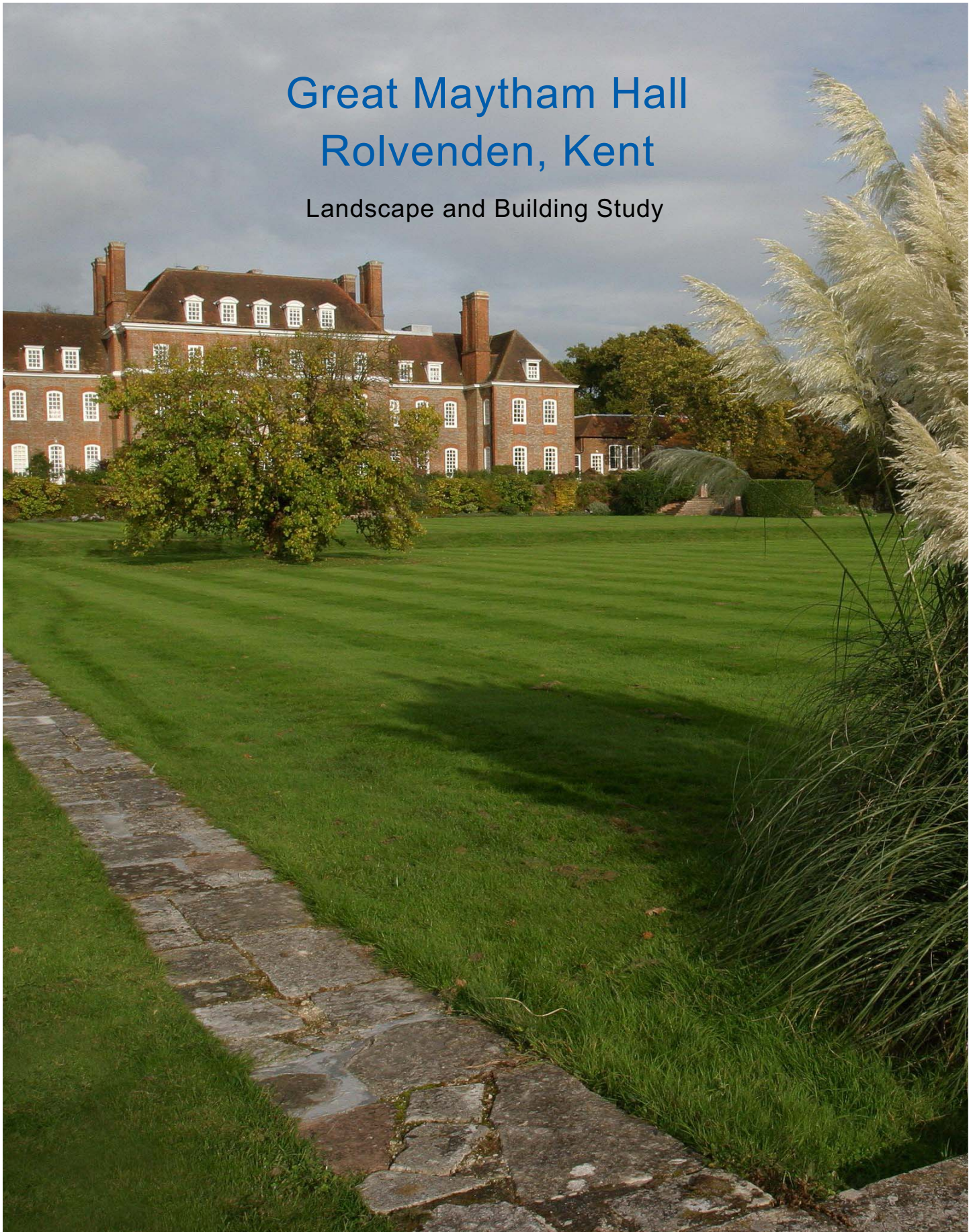
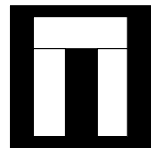


## Great Maytham Hall Rolvenden, Kent

Landscape and Building Study





# WA Heritage

**GREAT MAYTHAM HALL  
ROLVENDEN, KENT**

**Landscape and Building Study**

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ROLVENDEN, KENT****Landscape and Building Study****CONTENTS**

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**GREAT MAYTHAM HALL  
ROLVENDEN, KENT****Landscape and Building Study****SUMMARY**

WA Heritage, a specialist division of Wessex Archaeology, was commissioned by Huw Owen Architects on behalf of Sunley Group to carry out a landscape and building study of their property at Great Maytham Hall, Rolvenden, Kent (NGR TQ 84819 30620). The work was commissioned in order to provide a detailed understanding of the chronological development of the property, and to assess the relative significance of its component parts, in order to inform the preparation of development proposals for selected areas of the site.

Great Maytham Hall lies between the settlements of Rolvenden and Rolvenden Layne, some 4km to the south-west of the small market town of Tenterden, in the gently undulating landscape of the eastern end of the Kentish Weald.

Great Maytham Hall, which results from the extensive remodelling and enlargement of an 18<sup>th</sup> century house by the architect Sir Edwin Lutyens in 1909-10, is a Grade II\* listed building, as is the contemporary gatehouse stable block at the entrance to the property from Maytham Road. An estate has existed at Maytham since the Saxon period, and a 44 hectare portion of this historic estate is listed Grade II on the EH Register of Parks and Gardens of Special Historic Interest.

Following a period of disuse and decline in the mid 20<sup>th</sup> century, the property was purchased by the Mutual Households Association (later the Country Houses Association) who repaired, refurbished and converted the property into a number of self-contained apartments. This work continues, with the conversion of ancillary buildings to residential use, and the upgrading of the accommodation. The focus of current proposals to upgrade the property and extend the accommodation is a former service area to the south-west of the main house, which is currently occupied by former coachhouses, garages and a former kitchen garden.

In view of these development aspirations, the focus of this study has been on the area likely to be affected, which includes one of the surviving detached 'pavilions' which provided service functions to the original 18<sup>th</sup> century house. However, in order to set this service area within its historical and functional context, and thereby to understand its relative significance within the estate as a whole, the study has included a brief assessment of the historic estate as a whole, with particular emphasis of that portion of the estate which is retained in the same ownership as the main house.

With the exception of the 18<sup>th</sup> century pavilion, which was originally the stable block to the main house, the western service area, which is under particular consideration, developed from the mid 19<sup>th</sup> century onwards. The existing service area and kitchen garden to its south-west were originally part of the same functional area, which was sub-divided into a number of discrete yards with associated buildings including piggeries, a dairy, stores and glass houses. The kitchen garden as it survives today was created as part of Lutyens' extensive redevelopment of the estate in the first

decade of the 20<sup>th</sup> century, though the linear service yard to its north-east, which now includes three rows of garages, was not created until the property was sub-divided into apartments in the 1960's.

The property as a whole now derives greatest significance from the involvement in the first decade of the 20<sup>th</sup> century of the prominent and prolific architect, Sir Edwin Lutyens. He carried out a major redevelopment of the estate, including the comprehensive remodelling, over-cladding and extension of the main residence; the creation of a new formal approach to the house through an impressive new gatehouse stable block, and he prepared ambitious designs for the landscaping of the gardens, though these were only partially implemented.

In contrast to the comprehensive single phase of redevelopment to which the main house was subject, the area under particular consideration in this study – that is, the service area to the south-west of the main house – was never part of any comprehensive 'set-piece' design, but developed incrementally. Always an area accommodating the ancillary functions of the country estate - fruit and vegetable production, animal rearing, stabling and coaching – the number and form of the enclosures and structures of the area evolved as changing pragmatic function dictated.

In terms of the relative significance within the property as a whole, this area is considered to be of considerably lesser significance. The service yard retains only one building relating to the 18<sup>th</sup> century occupation of the site, and this has been radically altered to remove all trace of its original function. The present configuration of the yard bears only scant comparison to the space which resulted from Lutyens' interventions, and therefore derives little significance from association with the illustrious architect.

The area and its buildings generally survive in poor condition, and fail to contribute positively to the setting of the adjacent listed buildings. It is therefore considered that redevelopment of the service area has the potential to provide a positive benefit. However, proposals for any redevelopment of the area must be observant of the need to enhance the setting of the listed buildings, and must be appropriate to the location of the area within that part of the historical estate included on the Register of Parks and Gardens of Special Historic Interest.

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**GREAT MAYTHAM HALL  
ROLVENDEN, KENT****Landscape and Building Study****ACKNOWLEDGEMENTS**

The project was commissioned by Huw Owen Architects on behalf of Sunley Group, and the assistance of Simon Wright of Huw Owen Architects is gratefully acknowledged. Wessex Archaeology would also like to thank the property manager, Roger Watts, for his help during the site survey, and for the provision of documentary material held at the house. The assistance of staff at the Centre for Kentish Studies and the National Monument Record aerial photograph collection is also gratefully acknowledged.

Documentary research, and the historical narrative were carried out by Katharine Barber, who also carried out the assessment and reporting of the components of the parkland and gardens. The assessment and reporting of the buildings and other structures was carried out by Anne Upson, who also managed the project on behalf of Wessex Archaeology. The photographic survey was carried out by Elaine Wakefield and the illustrations prepared by Ken Lymer.

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**GREAT MAYTHAM HALL  
ROLVENDEN, KENT****Landscape and Building Study****1 INTRODUCTION****1.1 Project Background**

- 1.1.1 WA Heritage, a specialist division of Wessex Archaeology, was commissioned to carry out a Landscape and Building Study of the Great Maytham estate near Rolvenden, Kent.
- 1.1.2 At its peak, the historic estate extended to over 1300 acres, but the majority of that land was sold off during the 1950's and 1960's. The core of the estate, which includes the main house and gardens and a limited area of the former parkland, now belongs to the Sunley Group.
- 1.1.3 The main house and a number of the ancillary buildings within the estate core have been converted into privately owned apartments, and the majority of remodelling, alterations and repair associated with this move towards multiple occupancy have now been completed. Any future works to the main house complex are now considered likely to be of an extremely minor nature.
- 1.1.4 One area of the estate core which remains largely undeveloped is the Western Service Area (Fig. 1 – A), which lies immediately to the north-west of the main house. As this is the area of the site which has greatest potential for future alteration or redevelopment, the present study has focussed its attention more closely on the buildings and landscape features of this area, set within a less detailed appraisal of their wider context.
- 1.1.5 For the purposes of this appraisal, the study area has been based on the extent of the former estate included within the designated boundary of the Registered Park (Fig. 1).

**1.2 Aims, scope and structure of the study**

- 1.2.1 The purpose of the study is to provide, in a single document, an understanding of the historical development of the Great Maytham estate from prehistoric times through to the present day.
- 1.2.2 As noted in 1.1.4 above, the level of detail of the appraisal of different parts of the study area will vary according to their potential to be the subject of future alteration or development. The purpose of the more detailed appraisal of selected areas of the site is in order to provide a baseline of understanding, both to inform the preparation of development proposals, and against which the appropriateness of future development proposals can be judged within the planning and listed building application process.
- 1.2.3 The study area (see 1.1.5 above) has been sub-divided into a number of major components, which are:
  - A. Western service area
  - B. Main house

C. Gardens

D. Historic Estate

- 1.2.4 These have, where appropriate, been sub-divided into their individual minor components, where it is considered appropriate to discuss individual structures or garden features in detail.
- 1.2.5 As works to the main house are largely complete, the main house has been treated as a single component. By contrast, each individual structure comprising the western service yard has been assessed in detail, with a view to identifying their date of construction and the function for which they were originally created; providing a relatively detailed description; assessing the quality of their survival, or integrity; and assessing their relative significance within both their local and wider context.

### **1.3 Site location and landscape setting**

- 1.3.1 Great Maytham Hall lies between the settlements of Rolvenden to the north and Rolvenden Layne to the south, east of the Ashford to Hastings road (A28).
- 1.3.2 The Registered Park and Garden comprises forty-four hectares of landscaped gardens and parkland incorporating woodland. Three hectares of the inner estate are laid out as formal and ornamental gardens set within the parkland setting. The estate is sited at the eastern extremity of the Kentish Weald in a gently undulating landscape characterised by small fields enclosed by hedgerows interspersed with pockets of woodland.
- 1.3.3 The house itself is located on level ground on the crest of a natural ridge. From the south-west front of the house, the land falls away to the south-west and south-east affording extensive views across the Weald. The garden terrace and lawns to the south-west of the property manipulate the natural land form to take advantage of these views.
- 1.3.4 The land continues to rise to the north-west of the house towards the former boating lake, and beyond towards the Hastings Road. Here individual dispersed mature trees define the parkland setting.

## **2 HISTORICAL BACKGROUND**

### **2.1 Prehistoric period**

- 2.1.1 Sparse evidence for prehistoric activity in the Rolvenden locality is documented to date. The topography of a location can however be a determining factor in the archaeological potential of a site. Great Maytham Hall is sited close to the former salt water estuary of the River Rother and north of the northern extent of present day Romney Marsh, which was not drained until the late 17th century. Prior to this date, the area was located in a maritime setting with trade, transport and subsistence influenced by this proximity to water.
- 2.1.2 Waterways historically served as routeways, territorial and defensive boundaries and ritual sites. In addition estuaries and flood plains may contain archaeological features such as fording and bridging sites and evidence for waterside industry including mill sites, tool production and

subsistence activity. Furthermore, there is an increased potential for the recovery of individual finds within proximity to a riverine environment, including those discarded by accident and those deposited by design, for example as votive offerings.

- 2.1.3 The Sites and Monuments Record does not reference any confirmed evidence of Prehistoric activity within 2km of Great Maytham Hall. Indeed, a scarcity of evidence across the Kent and Sussex Wealds dating from this period suggests that widespread occupation of these forested areas was not undertaken by Prehistoric peoples. Generally speaking, the archaeological record reflects that the higher ground defined by the North Downs to the north of the county was preferred for settlement.

## **2.2 Romano-British period**

- 2.2.1 During the Romano-British era, the heavily wooded Weald was known by the name of 'Anderida' (Bowen 1939,1). During this period, settlement was again focused away from the forested areas with primary occupation being established at strategic points along the east coast to best exploit trade and communication routes with the Continent.
- 2.2.2 No military Roman roads of importance crossed the Weald although traces of minor roads possibly used for local trade are noted. Evidence for a road crossing the River Rother from Maidstone to the north-west is suggested in the vicinity of Bodiam (Bowen 1939, 2) and a road from Goudhurst towards the principal port at Lympne runs along the northern boundary of Rolvenden parish (Bowen 1939,1).
- 2.2.3 The salt marshes to the south of Maytham were impassable and formed a barrier between the Romanised ports in east Kent and those prosperous settlements to the west of Kent along the south coast (eg, Chichester). Much trade between these settlement nuclei was undertaken by the sea resulting in the isolation of this part of Kent.
- 2.2.4 It has been suggested by Bowen (1939, 2) that a Bloomery (iron working site) at Upper Farm, Rolvenden Lane has a Romano-British origin. The field name 'Cinderbank' reflects the former function, although the site is allocated a Medieval date by the Kent Sites and Monuments Record (Monument no. MKE2744). The field is identifiable by a compact layer of amorphous type cinder beneath the turf abutting an old watercourse containing much evidence of bloomery slag.

## **2.3 Saxon and Medieval period (410AD-1499)**

- 2.3.1 During the Saxon era, the forested Weald was known by the name of 'Andreadsweald', from which the modern name derives (Bowen 1939, 1). The 'Ham' element of the placename 'Maytham' suggests a farmstead of Saxon origin. Such small farmsteads were often established in the vicinity of navigable waterways. The placename element of 'Den' in Rolvenden relays its origins as a woodland clearing most commonly used as pasturage for pigs (Bowen 1939, 4).
- 2.3.2 A manorial estate is known to have existed at Maytham (Mayhamme within the Hundred of Rolvenden) in the Saxon period (Country Houses Association Undated, 5) and a manor and its owners are referred to in the

Domesday Book (1086). Rolvenden hundred is referenced in Domesday as follows:

- 2.3.3 “in Roveindinne hundred the said Robert (de Romenel) holds of the bishop (Odo)...there is arable land for 2 (plough) teams in the demesne there is one plough team, 4 villains and 9 bordars have 2 teams. Wood for 5 hogs and one church” (Bowen 1939, 11).
- 2.3.4 Following Domesday, Rolvenden is not again referenced until the reign of Henry III (1216-72), when it was amalgamated into an organization known as the Seven Hundreds. At the end of the 13th century, Arabel de Maytham and her sister Elwisa (Elwina) held the manor from John de Malmaisons. By the end of the 14th century, the manor was in the hands of the Carews of Beddington.
- 2.3.5 A moated site survives at Lowden Farm over 1km south-west of Maytham Hall (SAM No. 12736), reflecting the site of the Medieval manor. The site was previously known as ‘Little Maytham’ and survives as a partially filled square moat in good condition with an adjoining fishpond and associated harbour at the convergence of the Hexden Channel with the River Rother, which formed the estuary to the open sea at this time. As the water receded throughout the Medieval period, a canal was dug to maintain the connection between harbour and sea (English Heritage 1990 SAM Listing).
- 2.3.6 Hasted records that “*There is no house on this manor nor any court held for it*” (1798, 192). While there is no surviving mansion at the Site, a terraced platform north of the fishpond is likely to denote its location (English Heritage 1990 SAM Listing). Most moated sites date from the period between 1250 and 1350 and it is likely that the Lowden moat originates from this era, making it contemporary with the over lordship of Arabel, Elisa and the Carews.
- 2.3.7 A 14th century lease of the manor lists a chapel associated with the manor and references a sea wall and ditch suggesting that the land was subject to flooding and consequently flood management. Nicholas Carew, when leasing the manor for seven years to two gentlemen of Rolvenden stipulated that “*the said John and William shall at their proper cost well and competently maintain and when necessary repair all houses, walls and hedges belonging to the said manor except the chapel and the sea wall and the great ditch*” (Country Life 1912, 746).
- 2.3.8 The reference to a sea wall illustrates that the Rother Valley Estuary ran up to Maytham on the edge of Romney Marshes, which were not dry land until 1661 (Country Life 1912, 746). Another lease of marshlands in the parish shows by its reference to ‘waterscots’ (a local rate) that the landowners were active in damming and draining the Rother Valley. The presence of a wharf at Maytham which would have been central to the function of the Medieval manor reflects this historic geographical location.

## 2.4 Early post-medieval period (1500-1699)

- 2.4.1 In the early 16th century, ‘Little Maytham’ manor was still under the overlordship of the Carew family. In 1514, Sir Nicholas Carew is presumed to be in ownership. He held prominent positions in the court of Henry VIII including the Sheriff of Surrey and Sussex (1518) and spent time with King Francis I of France. In 1539 he was implicated in the treasonable behavior

of the Marquis of Exeter and executed at the Tower of London. At this time Maytham reverted to the crown and was promptly granted to Thomas Cromwell, Earl of Essex and then to Sir Thomas Wyatt (Country Life 1913, 751). Thomas Wyatt alienated the manor to Walter Hendley, whose daughter married a Colpepper of Bedgebury to whom the Maytham estates passed.

- 2.4.2 In the 16th century, 'Little Maytham' came under the ownership of the Walter Colpepper family who already held the larger estate of 'Great Maytham', the predecessor of the Great Maytham Hall estate (Country Houses Association undated, 7). The Colpeppers retained ownership until 1714. Both the Colpeppers and the Carews held large estates elsewhere and as such it is unlikely that they would have resided or built a mansion at Maytham. Income would have been raised through farming tenants.
- 2.4.3 In 1666 Rolvenden village was decimated by the plague and then by fire; survivors left the village to establish a new settlement south of Maytham at Rolvenden Layne, then known as 'Lain Green' (County Homes Association undated, 4).

## **2.5 18th century**

- 2.5.1 In 1714, Great Maytham was sold to Captain James Monypenny who began construction of the first recorded house on the site and adopted the name Maytham Hall. He had the same year married Mary Gybbon of the Rolvenden Hole estate on the north-west side of the village, uniting two powerful local estates.
- 2.5.2 The first house at Great Maytham was built on the site of the present house in 1721. There is little record of the original build. Monypenny's house consisted of a two storey building with basement and the two detached pavilions which contained the laundry and stables (English Heritage 1986 Register of Parks and Gardens; SMR entry TQ83SW10). The house remained roofless until completed by James son Robert in c.1760 who lived in the property until his death in 1772 (Hasted 1798, 192). Roof gutters which would appear to have been reused on the present hall bear the date 1763 (Country Houses Association undated, 8) giving a likely completion date for the construction of the house. The 18th century pavilions largely survive to the present day.
- 2.5.3 The Andrews and Herbert map dating from 1769 (Fig. 2) gives an impression of the layout of the late 18th century house and inner estate. The house and pavilions are set around a formal circular courtyard with formalized symmetrical gardens typical of late 18th century garden design to the rear. Although the spatial relationship between the house and its pavilions is not in keeping with the more linear arrangement that is demonstrated on 19<sup>th</sup> century mapping, there are elements of the layout of the grounds which correlate with the existing layout (Fig. 8).
- 2.5.4 The large, enclosed rectangular garden to the south-west of the house correlates closely with the terraced lawns [C.3] extant today (Fig. 8). It is also interesting to note that the length of the garden is divided into three sections, each split to either side of a central path. These three sections would appear to correlate with the three levels of lawn which survive today, suggesting that some of the garden walls which survive today were extant

by this date; certainly they are stated to be of 18<sup>th</sup> century date in the English Heritage Register .

- 2.5.5 However, the existing walled garden [C.1] and service court [A] are not represented at this date and it may be that they were the last elements of the build to be constructed during the interim years between the drawing up of the map and the death of Robert Monypenny in 1772.
- 2.5.6 Robert Monypenny was succeeded by his brother James who married Sylvestra Blackwell. Their son Sir James succeeded to the estate on his fathers death in 1800 (Bowen 1939, 40).

## **2.6 19th century**

- 2.6.1 The Monypenny family stayed in ownership into the late 19th century. In 1822 Sir James Monypenny died childless and was succeeded by his brother, the Reverend Philip Monypenny. Reverend Philips and Robert Joseph Monypenny nephew of the reverend are listed as owners (occupied by Robert) in the Tithe Apportionment dating from 1842, in their ownership are listed an 'Alder field', 'park and brick wall', 'mansion', 'lawn garden' and 'hallwood'.
- 2.6.2 The Tithe Map dating from 1842 (Fig. 3) does not reflect the formal gardens shown on late 18th century mapping and it is possible that by this date the gardens had been relandscaped to reflect the fashion for landscaped design championed by Capability Brown in the mid-late 18th century. His form of 'gardenless design' involved large expanses of grassland interspersed with singular parkland trees and strategically placed clumps and belts of planting. This style swept away the previous predilection for formalised patterned design. The movement began in the 1720's but momentum was in full swing by the mid to late 18th century and into the early 19th century. By the mid 19th century, the movement had developed into a more Picturesque Style which concentrated on planting and more exotic species with smaller scale designed landscapes being linked by winding paths.
- 2.6.3 Reverend Phillips died in 1842 (although remains listed in the apportionment) and Robert Joseph shortly thereafter. His son's claim of succession was contested by his cousin Colonel Robert Gybbon-Monypenny of Hole. The Colonel won the right to succession and under his ownership the estate entered a period of financial difficulty not helped by the Colonel's gambling and compounded by the agricultural depression in the early 19th century (Bowen 1939, 41). However, the cartographic record indicates a considerable amount of development between 1842 (Fig. 3) and 1870 (Fig. 4), including the development of the service area to the south-west of the main house.
- 2.6.4 In spite of a period of agricultural prosperity in the 1840's and 50's, Maytham was not able to recover prior to the second and harsh depression of the 1880's and 90's, and the owner was forced to mortgage the Maytham Lands and frequently let the house. Poverty gave rise to disease, indeed a diptheria epidemic is documented in Rolvenden in the 1870's (Shirley Carpenter 1990, 93).
- 2.6.5 In spite of this difficult social and economic climate there is evidence to suggest a continuing prosperity (or at least expenditure) at Maytham. Various improvements to the house were undertaken, including the further

development of the western service area, and the construction of new ranges of buildings between the main house [B] and the 18<sup>th</sup> century West pavilion [A.1.1] (Fig. 8). In spite of the cost, a third storey was added to the Georgian house in a mock Tudor style in 1880 (CHA 1980's, 10) (Plate 1). This conflict in building styles would have resulted in a ununified and odd looking structure. While this phase of building is little documented, a photograph of the north-eastern front taken around this time is contained within an unreferenced source held within the estate archive.

- 2.6.6 A flamboyant aristocratic lifestyle appears to have persisted; an extract from the *Kentish Express* dating from January 1874 records a stag hunt at Maytham Park, the deer being set free from the front of the mansion (*Kentish Express* 17th January 1874). However, under increased re-mortgaging pressures, Gybbon-Monypenny sold the estate to John Cole Kemsley in 1890 and died penniless 3 years later.
- 2.6.7 The house was partially destroyed by fire in 1893 prompting another phase of repair. It is speculated that the fire was started on purpose for the insurance pay out. Financial difficulties suffered by the estate during the late 19th century do little to undermine this claim. Alison Tennant, daughter of the later owner HJ Tennant recalls the rumour that the insurance company unable to prove otherwise were forced to pay up with the condition that the house be rebuilt. This may account for the poor quality and taste of the rebuild (Tennant 1980's Correspondence). A croquet lawn was also added around this time (Shirley Carpenter 1990, 93).

## 2.7 Late 19th-early 20th century

- 2.7.1 Under the ownership of Kemsley and later a Mr Powell Edwards Great Maytham was leased to several tenants. One of these was the authoress Frances Hodgson Burnett, author of *The Secret Garden* and *Little Lord Fauntleroy*, who leased Great Maytham between 1898 and 1907.
- 2.7.2 She found the gardens in a poor state of repair. She set about clearing the walled garden and planting a rose garden. The garden is said to have inspired her novel *The Secret Garden*. At this date the terraced lawn to the rear of the property was occupied by a croquet lawn and tennis court (Harwood undated, 231-232).
- 2.7.3 Charlotte Harwood who visited Mrs Burnett at Maytham recounts what she encountered in the rose garden. She refers to "An Old Orchard with a high wall on three sides, a semi circular laurel hedge on the fourth" (ibid, 233). This reference is somewhat confusing as it would suggest that the walled garden was enclosed by walls on 3 sides only at this date, this suggestion is not backed up by any other documentary or cartographic source, nor does analysis of the wall fabric suggest this to be the case.
- 2.7.4 One theory is that the 3 sided walled garden modified by Burnett corresponds with the modern Kitchen garden which is walled on three sides and now enclosed by a hornbeam hedge on the west side. This, however, is disproved by cartographic evidence which shows the service area occupied by green houses and outhouses in 1898 and 1908 (Figs. 5 & 6). The northern wall of the kitchen garden extending west of the coach house is also not in place.

- 2.7.5 In 1909, the then owner Mr Powell-Edwards sold the property to the right Hon H J Tennant (1869-1944) who employed the architect Sir Edwin Lutyens to rebuild the house and lay out the formal gardens. At this time the estate reverted to its original name of 'Great Maytham' with 'Hall' appended.
- 2.7.6 Sir Edwin Lutyens was a prominent and celebrated architect of his time who concentrated in the late 19th century on a vernacular style influenced by the popular Arts and Crafts movement. With the turn of the 20th century his taste turned towards the classical style, with a greater emphasis placed on symmetry. The austerity of this style of design reached its peak at Great Maytham. He was responsible for work on a variety of high profile and celebrated buildings including Lindisfarne Castle, Northumberland, and Munstead Wood, Godalming for his collaborator, the garden designer Gertrude Jekyll.
- 2.7.7 Lutyens built Maytham in the so-called 'Wrenaissance' style; beautifully detailed with blue grey bricks and red dressings and stone doorcases. He extended the building to the left and right with three bay wings and two bay pavilions making a house 168 feet long. The string course on the garden front at second floor level marks the position of the eaves of the 18<sup>th</sup> century house (Weaver 1913, 252). For vertical emphasis he used bare walls and strong chimney stacks (Newman 1976, 499). Originally apple green shutters decked the south elevation to protect the exposed house from the strong winds coming off the sea. The interior rooms were simple and unaffected, and the eastern pavilion [B.2] was adapted to accommodate a squash court.
- 2.7.8 Beyond the house, Lutyens made various alterations. His design proposals for the main gardens to the rear (south-west) of the house are illustrated by an architectural view held in the house (Fig. 7). This view demonstrates an ambitious set of proposals, not only for the terraced lawns to the rear of the house, but also for the lower garden [C.4] at the extreme south-west. Lutyens put a lot of energy into formalizing the garden design at Maytham. He added paths and steps to extend the formal layout beyond the walls and to emphasise his main feature, the majestic terrace. Lutyens' aim was to use paths to unify the whole garden design and state the relationship of every feature with the house (Brown 1982, 121).
- 2.7.9 Lutyens designs included modifications to the garden terrace, which largely remained "the same as before but enlarged and beautified by great stairways" (Weaver 1913, 252). He also re-planned the main entrance to the property, adding a gatehouse stable block [D.2] and axial drive. The visitor passes under an archway in the stable block and along the axial drive flanked by a double avenue of trees and designed parkland to the front of the house. The introduction of the new driveway meant that the former drive approaching the house from the south-east became secondary and was used only by servants coming from Rolvenden Layne following the rebuild.
- 2.7.10 Other modifications included additions to the walled garden including a garden house, and alterations to the parkland landscaping and a boating lake (Refer relevant component sections). No planting plans of the gardens at Maytham are known (Brown 1982, 170). Lutyens collaborated with Gertrude Jekyll, the prominent garden designer on many gardens; while sources tentatively suggest that Jekyll may have had some input at Maytham (SMR Entry TQ83SW23), there is certainly no evidence to suggest that this was the case (Brown 1981, 170).

- 2.7.11 Unfortunately, however, Lutyens ambitious proposals were not implemented in their entirety (see relevant component descriptions below). The long wall stretching along the west side of the lawn with steps and ornamental fretwork towards its southern end was intended to be mirrored on the east side of the lawns, and an ornamental wall was intended to mark the change in level between the middle and lower terraces. However, these items of the design were never implemented, and it is likely that monetary constraints prevented completion of the design.
- 2.7.12 At Rolvenden Layne the Tennants built a laundry, carpenters shop, dairy and vegetable garden to serve the villagers, many of whom would have found employment at the house.
- 2.7.13 In correspondence with his wife, Lutyens refers to his visits to Maytham on April 14th 1911he writes, "Had a long day at Maytham. Mrs Tennant is Pleased with the admiration the house is receiving and I think listens to me more". He goes on to say that "Hudson, was awfully pleased with Maytham.....Hudson thought Maytham most extraordinarily cheap!" (Percy, Ridley 1985).

## **2.8 Mid 20th century**

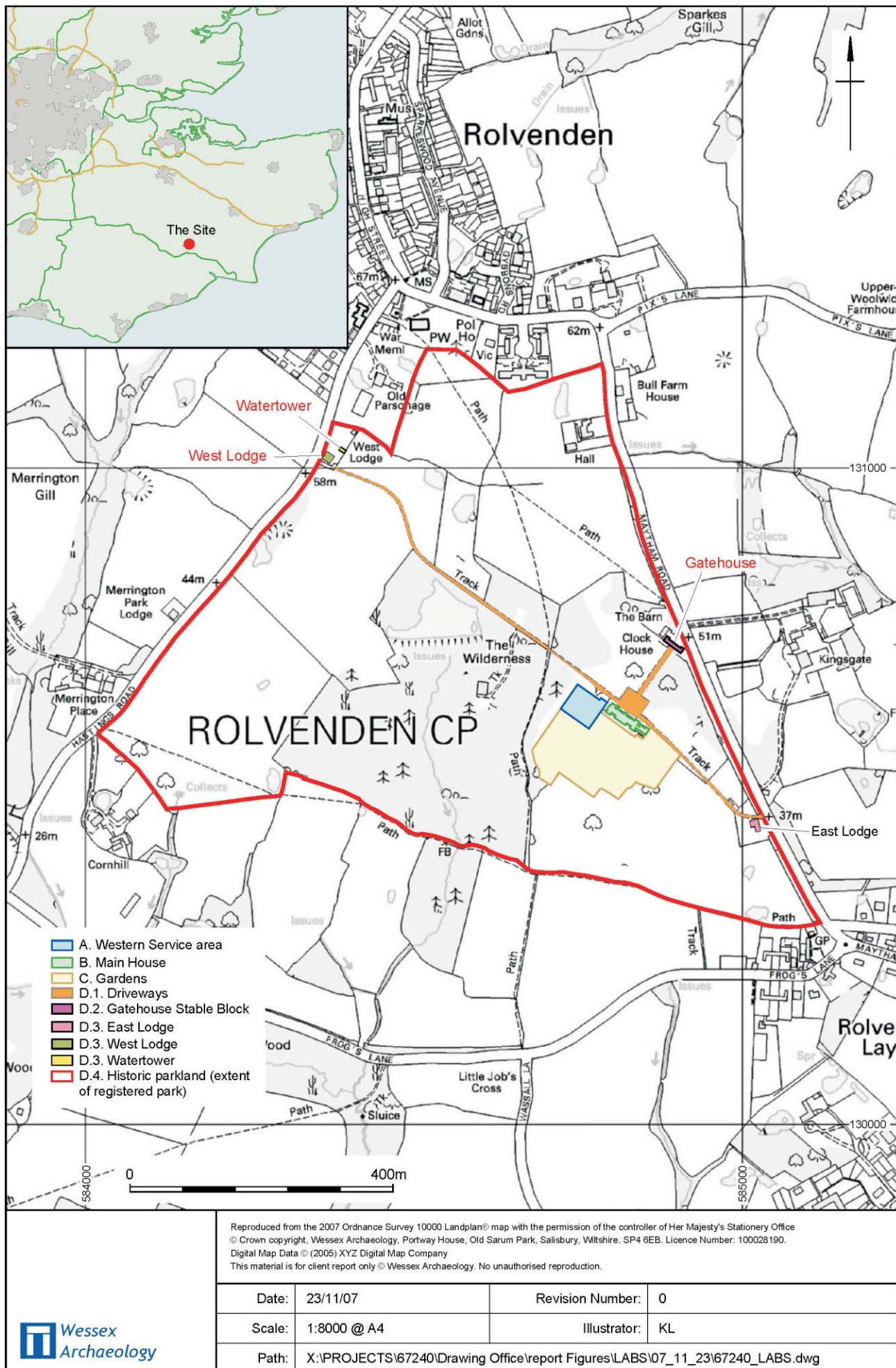
- 2.8.1 During Tennant's time at Maytham the greater estate comprised 1364 acres, only 56 of which were held in hand by the family. Following his death in 1936, most of the tenant farmers bought their holdings and the estate buildings in Rolvenden Layne were sold off as residential properties. The house was sold to Mr. T. Cook (Bowen 1039, 41) but the Tennant family continued to rent the house and the gardens were retained with it (Alison Tennant 1980's. 3). Ms Tennant also refers to the estate yard being taken over by Thos. Cook's agents who intended to hold it as a hedge against death duties. It is not clear what is meant here by the estate yard but she goes on to say that the house and remaining land were sold by Thomas Cook to speculators who again sold the property on between 1936 and 1939 (ibid).
- 2.8.2 At the outbreak of the Second World War, Maytham Hall was requisitioned and the Tennant family sub-let to the National Institute for the Blind who constructed various huts in the parkland surrounding the house; the footprint of one such structure is apparent in the lawn to the south-east of the east pavilion. The property was later taken over by the army given its strategic location near the coast.
- 2.8.3 Following the war, the property became a home for the disabled and displaced and many internal alterations were made to accommodate the requirements of this new function. The gardens were not maintained during this period.

## **2.9 Mid to late 20th century**

- 2.9.1 During the post-war years, the property had several short term owners and periods of vacancy. The lower lawn was let for grazing and the planned integrity of the house with its setting continued to decline.
- 2.9.2 In 1955 the house was 'rediscovered' by a landscape architect, Mr A Du Gard Pasley who came across the derelict property by accident. He

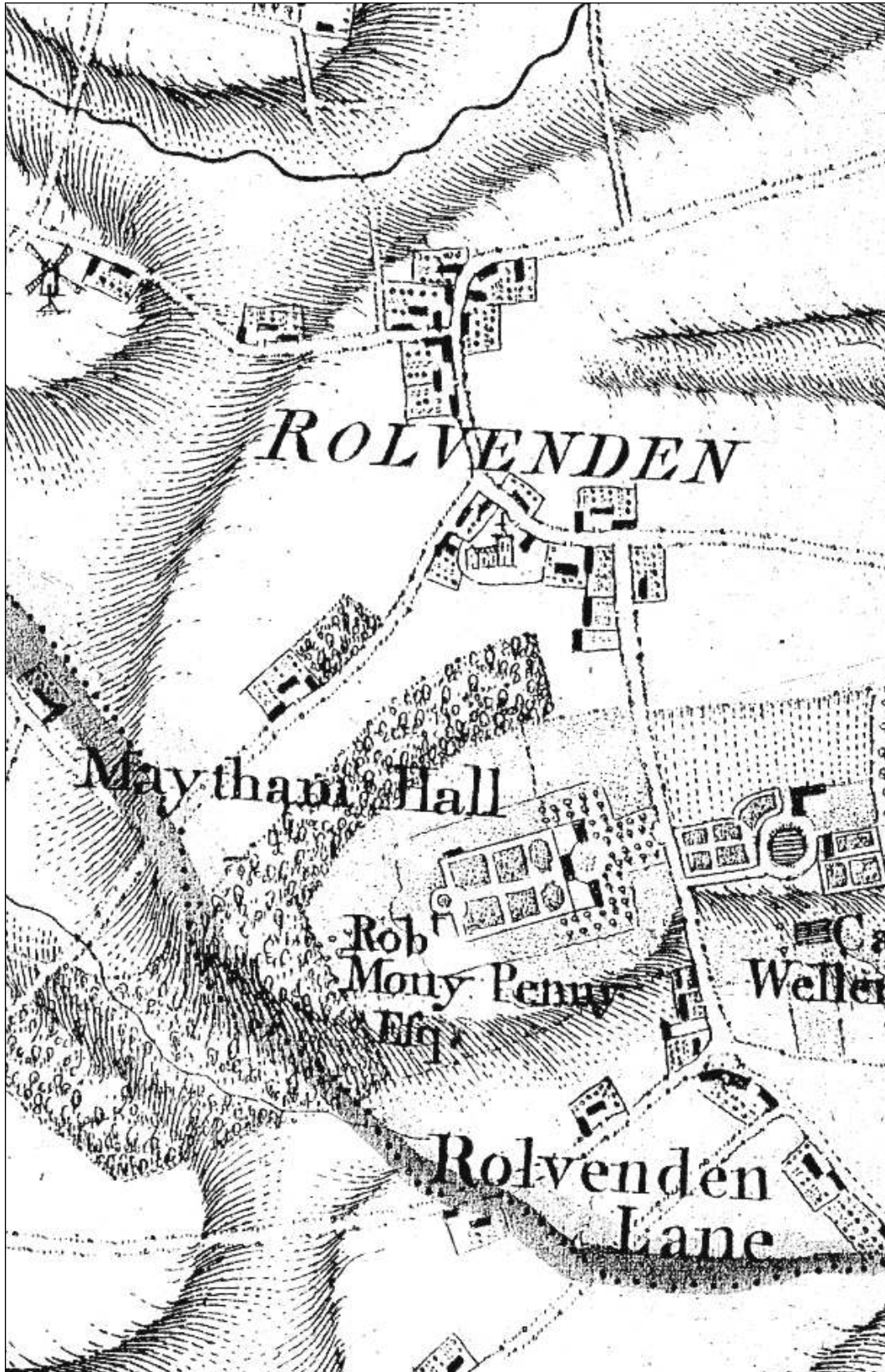
recognized the hand of Lutyens and the significance of the property and began a campaign to save it.

- 2.9.3 In the 1950's, Great Maytham Hall was briefly owned by Commander Lacon who shortly thereafter approached the Mutual Households Association (later the Country Homes Association, CHA) who agreed to purchase the house in 1961. It was at this time that most of the parkland was divided up and sold off in lots, with only the house, the gardens, and part of the eastern parkland being retained by the Country Houses Association.
- 2.9.4 A map of the estate outlining the details of the sale, dated 1956, is on display at the hall, but it appears more likely that this represents the sale of the house to Lacon rather than to CHA, who did not come into ownership until 1961. An edition of The Kentish Express dated 14th July 1961 records the headline 'Threatened mansion saved'.
- 2.9.5 CHA restored the property and converted it into residential apartments between 1961 and 1965. The gardens were restored by the residents who continue to maintain the gardens to the present day.



Site location and plan showing major components of the former estate

Figure 1



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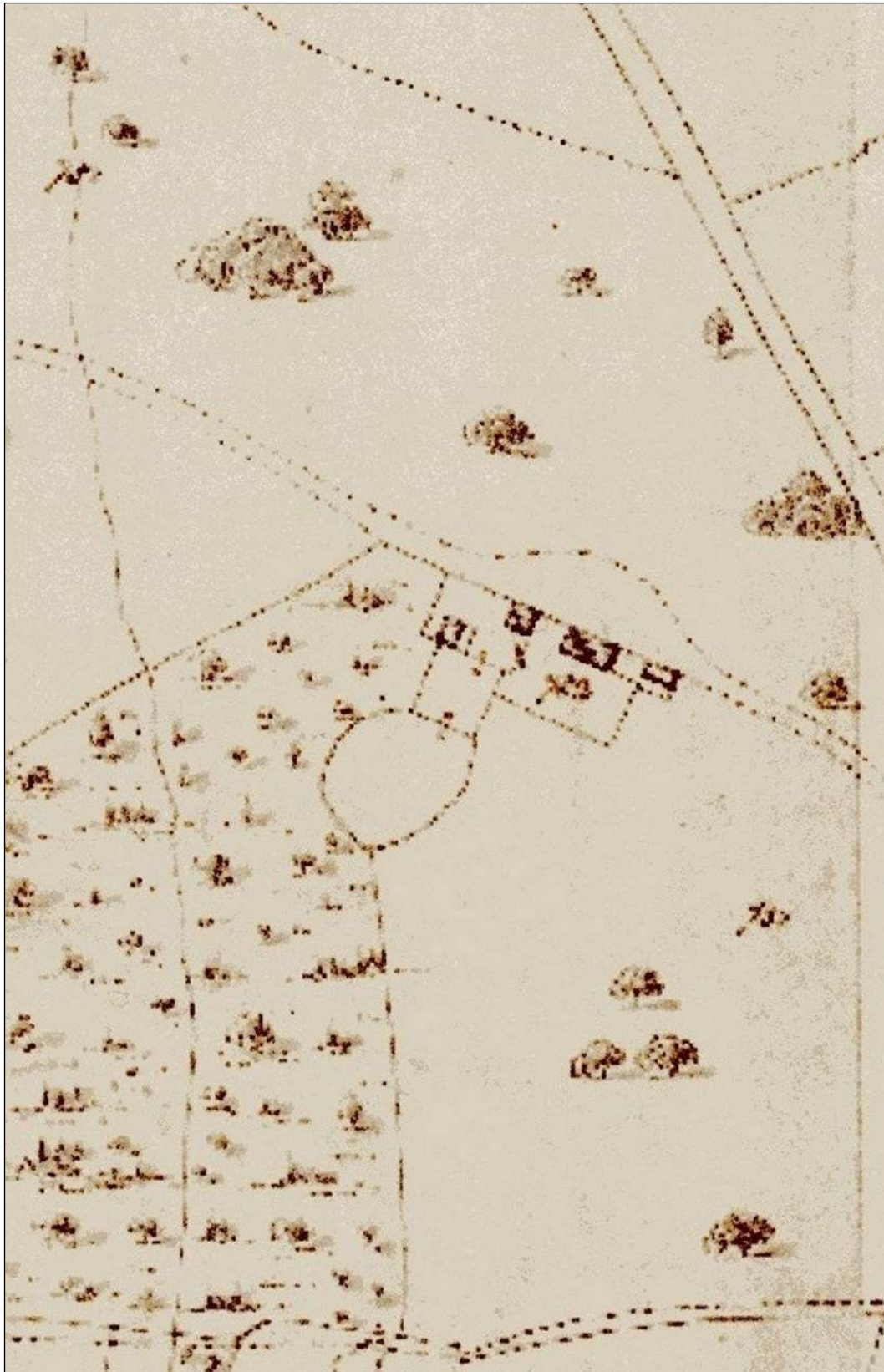
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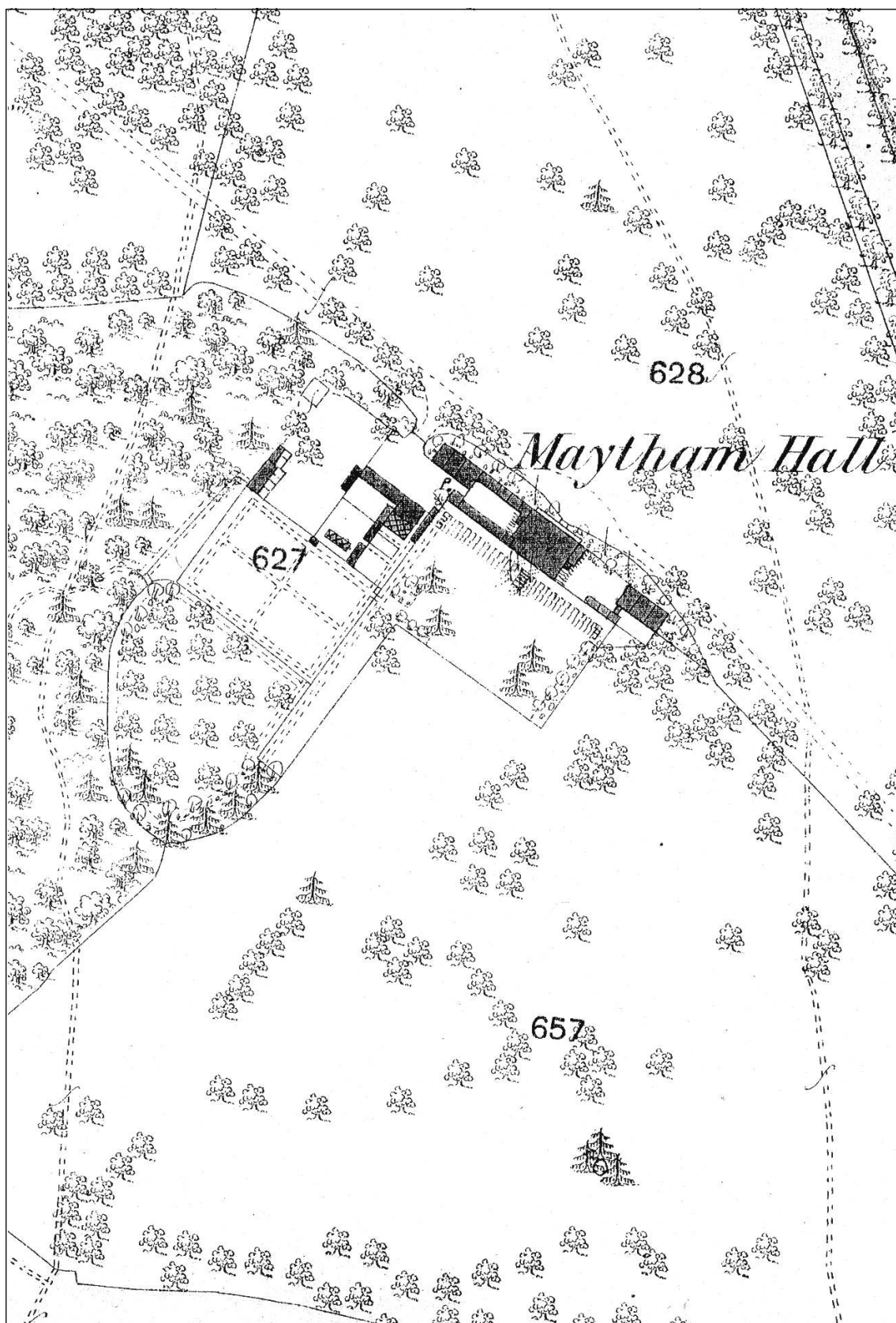
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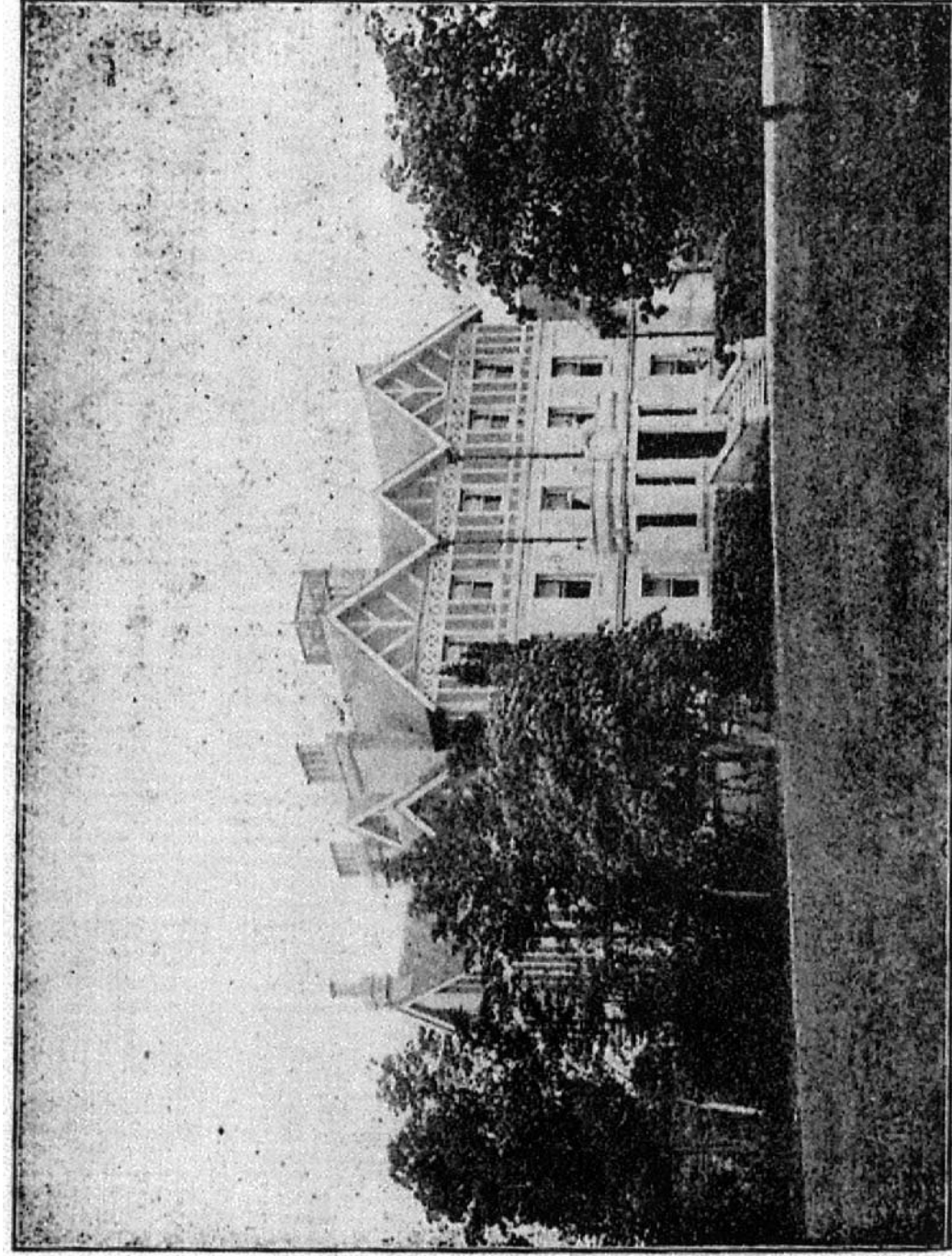
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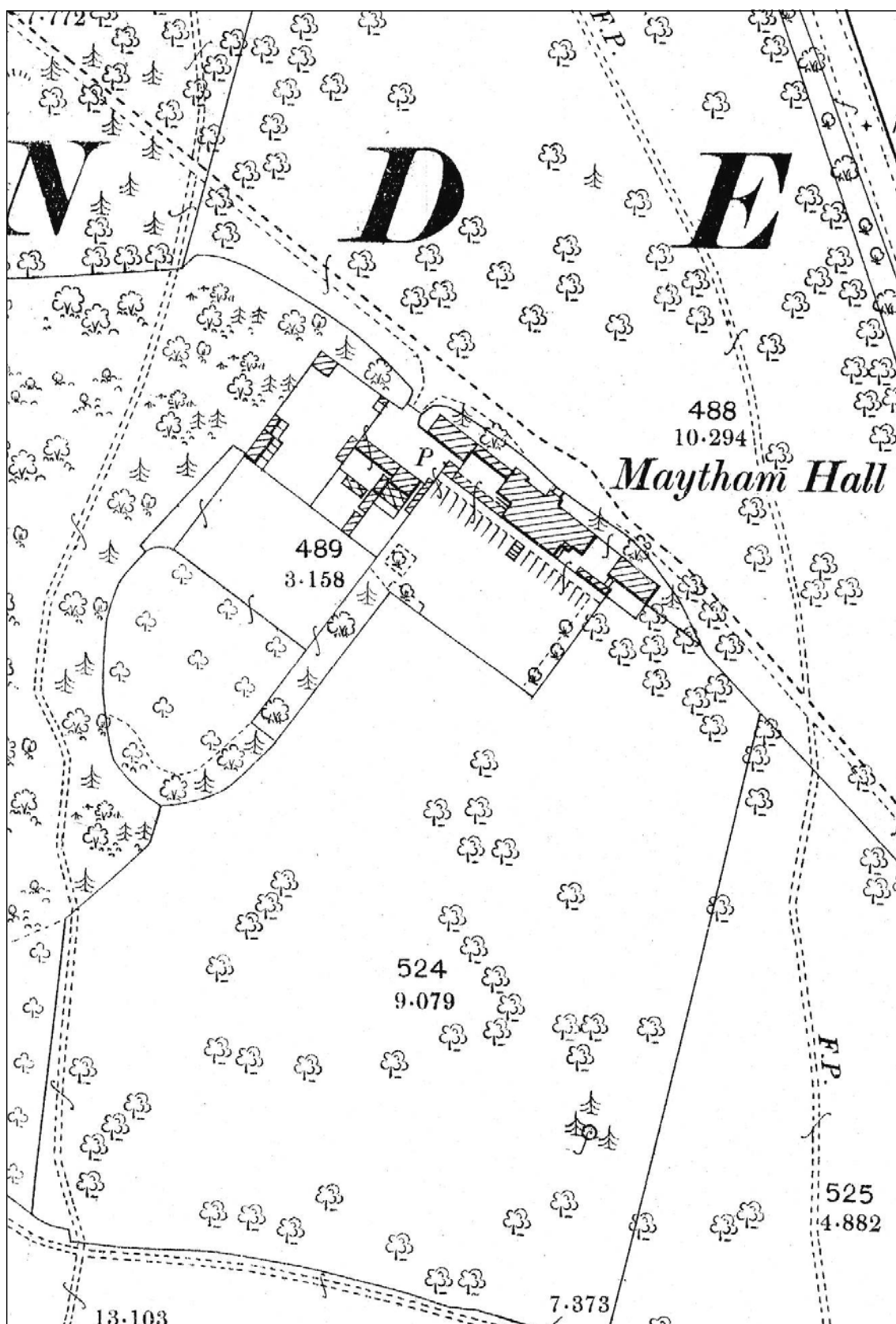
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View of house c. 1890

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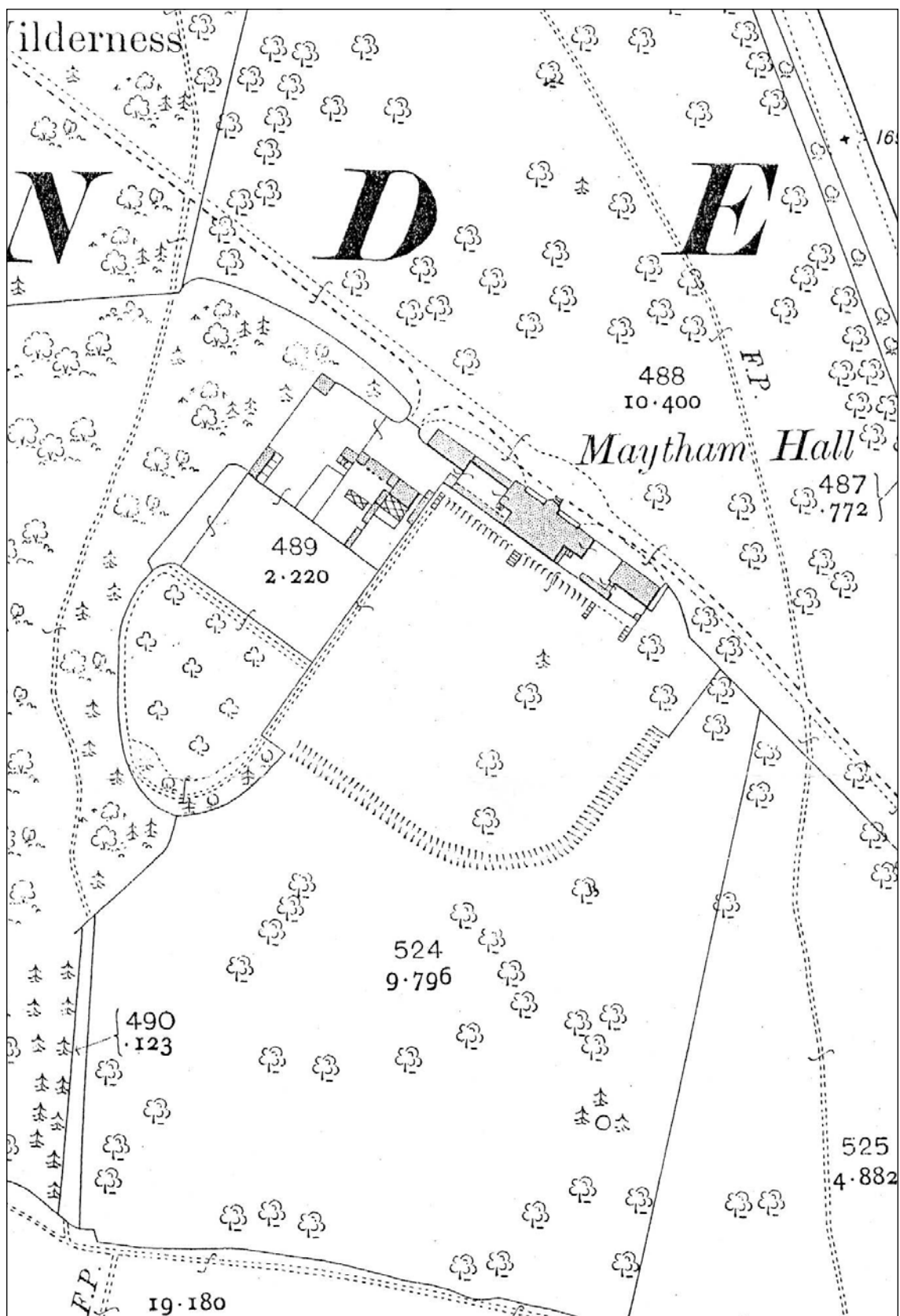
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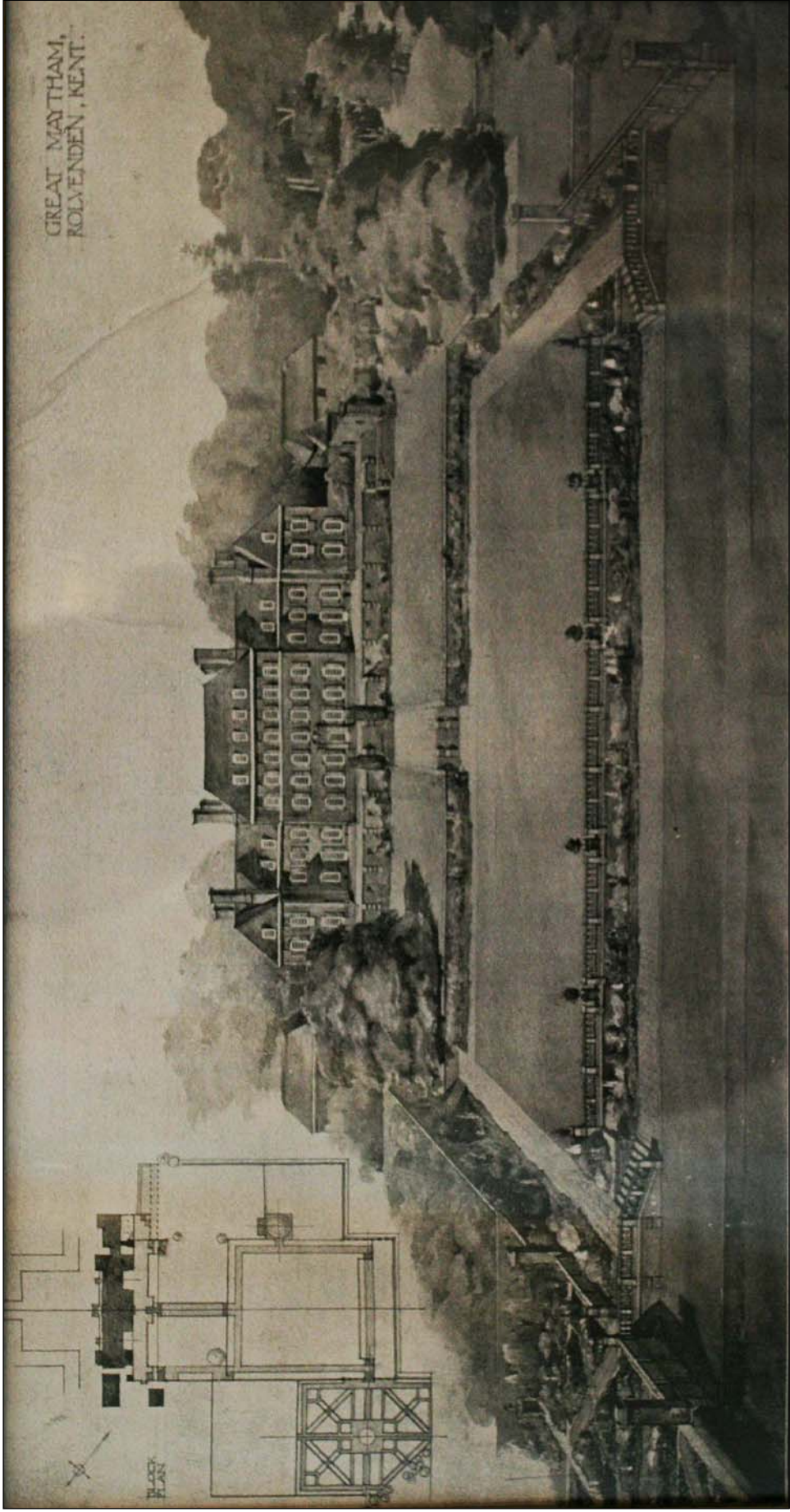
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Luyens' design for the gardens at Great Maytham, c.1909

Figure 7

### **3 GAZETTEER OF COMPONENTS**

#### **3.1 List of building and landscape components identified on Figs. 1, 8 & 9:**

##### **A WESTERN SERVICE AREA**

###### **A.1 Service yard**

A.1.1 West 'pavilion' (Bothy House)

A.1.2 East Coach House

A.1.3 Central garages

A.1.4 West Coach House

A.1.5 South garages

A.1.6 North garages

A.1.7 Lean-to shelter (north)

A.1.8 Boiler chimney

###### **A.2 Kitchen Garden**

A.2.1 Walls and hedges

A.2.2 Glasshouses

A.2.3 Apple store

A.2.4 Lean-to shelter/store (south)

###### **A.3 Woodland Fringe**

##### **B MAIN HOUSE**

###### **B.1 Main house**

###### **B.2 East 'pavilion' (former laundry)**

##### **C GARDENS**

###### **C.1 Walled Garden**

C.1.1 Walls

C.1.2 Garden House

###### **C.2 Paved garden Terrace**

C.2.1 Brick Gazebo

###### **C.3 Terraced lawns**

###### **C.4 Lower garden**

##### **D HISTORIC ESTATE**

###### **D.1 Driveways**

###### **D.2 Gatehouse Stable Block**

###### **D.3 Other Estate buildings**


###### **D.4 Parkland**



Current plan of the existing property identifying individual components

Figure 8



	Based on a survey by ???		
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Plan of western service area and gardens identifying individual components

Figure 9

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**A WESTERN SERVICE AREA****3.2 A.1 Service yard**

- 3.2.1 The service yard as it manifests itself today, with its strong linear character aligned north-west/south-east, is a relatively recent construct.
- 3.2.2 Historically, a clearly defined rectangular compound, or yard, appears to have been established to the west of the house before 1842, when it is shown on the Tithe Map (Fig. 3). It appears, on this map, to extend westwards beyond the line of the walled garden, which appears more square than it survives today. This yard contains, within its eastern corner, the western [A.1.1] of a pair of pavilions flanking either side of the main house, suggesting that it was of an ancillary, or service function, rather than relating closely to the residence. Although of a small scale, the map appears to show two smaller enclosures, or a building and an enclosure, within the larger compound, towards its south-western corner.
- 3.2.3 By 1870 (Fig. 4) the area had been sub-divided into a number of discrete yards; some flanked by several buildings, others more open. Interestingly, at this date, the former single compound appears to be clearly divided into two roughly equal halves to the north-west of, and south-east of a central wall on a north-east/south-west alignment. The north-western half remained as a large open space, with what appear to be pig pens at the western corner, and a narrow building of unknown function adjacent to the aforementioned dividing wall.
- 3.2.4 The eastern half of the former compound had been divided into three discrete areas, by means of walls and buildings. The north-eastern open area to the south-west of the West 'pavilion' [A.1.1] was now bounded along its south-west side by a line of buildings comprising a squarish volume at the east end [A.1.2], and a long narrow range to the west [A.1.4]. A glass house attached to the south-west side of the East coach house [A.1.2], and formed the northernmost element in a long open area; possibly a small plant nursery area.
- 3.2.5 A path led into the north end of this area from the 'bothy yard' to the north, past a long narrow range of building [A.1.7/A.2.4] abutting the wall to the main gardens [C.3] to the rear of the house. A second, perpendicular path led between two long narrow buildings into a third yard, also containing a glass house. Although this glass house had been relocated to the north-east by 1898 (Fig. 5), and a square building constructed in the north corner of the large western yard, little else had changed in the intervening period.
- 3.2.6 This layout remained largely unchanged by 1908 (Fig. 6), though additional information is provided about the linear range [A.1.4], which is shown as comprising a small square structure at either end, flanking a central range open-sided on the south-west facing side.
- 3.2.7 Unfortunately, there is then a significant gap in the cartographic record until the 1970's-80's, by which time the present layout of the area had been established, with its strong emphasis on the north-west/south-east linearity. The extension north-westwards of the range of building established by [A.1.2] and [A.1.4], now extended to the westernmost boundary of the original compound. This strong linearity was echoed to its south by the construction of a number of parallel ranges of glasshouses, which obliterated the former small discrete yards; again, effectively dividing the

former compound into two halves, but now with long, narrow north and south halves, rather than the former rectangular east and west halves. While the lack of documentary evidence for this period does not prevent the relative phasing of the built fabric, it makes it extremely difficult to accurately date the successive developments.



Plate A.1.p1: Bird's eye view of Western Service Yard looking north-west.



Plate A.1.p2: View of rear elevation of service yard viewed from kitchen garden.

### **3.3 A.1.1 West ‘pavilion’**

#### Origin/History

- 3.3.1 The exact date of construction of this building is not known, but it is assumed that it dates either to the construction of the main house in 1721, or to the completion of that house in 1763. Similarly, the original function of the building is not known categorically, though the large central opening of its original design, as shown on a surviving drawing in the Lutyens collection (see below) might suggest that it functioned as a coach house and stable at ground level, with staff living accommodation above. Certainly, the English Heritage description of the property in the Register of Historic Parks and Gardens notes that the building was the former stables. It formed one of a pair of detached service buildings set slightly asymmetrically to either side of the main house; the eastern one being the former laundry [B.2].
- 3.3.2 Drawings of the south and north elevations of this building, dating to March 1909, survive in the collection of drawings of Great Maytham Hall by Edwin Lutyens held by the RIBA Drawings Collection at the V & A museum.
- 3.3.3 While the drawing of the north elevation resembles the building as it currently survives, that of the south elevation is virtually unrecognizable. It shows a large central opening capped by a flat brick arch with segmental soffit, and a smaller segmental arched doorway to its west, with a round-headed window above. Interestingly, the drawing shows a change of level at the east end, with steps up to a smaller flat topped doorway at the upper external level.
- 3.3.4 The drawings indicate a building of similar proportions to that which survives today, rather than the longer building at this location shown on the 1870-1908 OS maps (Figs. 4-6). The 1870 edition (Fig. 4), clearly shows this building as comprising three distinct cells; the western two of similar rectangular proportions, and a roughly square eastern one. The exact date of removal of the eastern cell is not known, but the Lutyens drawings suggest that it had been removed, or its removal was planned, by 1909. The drawing of the south elevation also indicates that significant alterations have since been made to this façade, though there is little evidence of them in the surviving fabric of the building.

#### Description

- 3.3.5 This is a rectangular brick building, of mixed orange to dark red brick, with some grey headers. The brick is laid in Flemish bond with buff penny-struck lime mortar, and has a dentiled eaves cornice. The clay tile covered roof comprises four pitched ranges with a central rectangular valley, giving the appearance of a low hipped roof with clay hip and ridge tiles.
- 3.3.6 Interestingly, the window head detail has been treated differently on different elevations; being fine rubbed red brick flat arches on the north elevation, but less mixed brick good quality flat arches elsewhere. Windows are mainly vertical sliding timber sashes, but there are timber-framed circular windows on both the south and east elevations. A low wide plank and batten door is located roughly central to the south elevation, while there is a glazed door in the east end. Internally, it is understood that the building has recently been converted from two apartments to a single house.
- 3.3.7 It would appear that considerable thought has been given to the appearance of this building, due to its location in close proximity to the main dwelling house, and to the former main drive which ran NW-SE along the front of the

buildings. It is assumed that this accounts both for the difference in quality of detailing of the window heads, and for the design of the roof, which appears to be a conscious attempt to reduce the height of the roof ridge, so as not to compete in height and status with the original two-storey main house.

- 3.3.8 Cartographic evidence would appear to suggest that this building has been reduced in size by the removal of more than a third of its original length from its east end. However, there is very little in the fabric of the east elevation or the roof to suggest that they have been substantially rebuilt, apart from the complete absence of penny-struck pointing. It is considered most likely, therefore, that the third cell shown at the east end of the building on the 1870 OS map (Fig. 4), was a separate building abutting the bothy building, but being structurally independent.

#### Integrity

- 3.3.9 It would appear that this building has undergone a number of phases of alteration since its original construction. The function of its ground floor has now changed from a service function to a residential one, which has radically altered both its internal layout, and the type and quality of its internal fixings and finishes.

#### Significance

- 3.3.10 The significance of this building derives from its association with the early 18th century house which pre-dated the existing main house. Although of lesser status than the main dwelling house, its survival in association with the eastern 'pavilion' of similar date, is important within the chronology of the historic estate.
- 3.3.11 The degree of alteration to which the building has been subject, although apparently comprehensive, has not detracted significantly from either its visual interest, or the condition of its built fabric.



Plate A.1.1.p1: View of west 'pavilion' looking north-west.



Plate A.1.1.p2: View of west 'pavilion' in context of main house, looking east.



Plate A.1.1.p3: South-west facing elevation of west 'pavilion'.

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Plate A.1.1.p4: North-east facing elevation of west 'pavilion'.



Plate A.1.1.p5: North-west facing elevation of west 'pavilion'.



Plate A.1.1.p6: Paved area and steps between main house and west 'pavilion'.



Plate A.1.1.p7: Roof form of west 'pavilion'.

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### **3.4 A.1.2 East Coach House**

#### Origin/History

- 3.4.1 A building was constructed at this location between 1842 (Fig. 3) and 1870 (Fig. 4). It was built in association with the development of a comprehensive area of service buildings to the north-west and west of the main house, which extended south-westwards as far as the north-east wall of the walled garden [C.1] (see components A and A.1above).
- 3.4.2 It is possible that within the period between 1842 and 1870 the area was developed in more than one phase. Certainly, the fabric of the building suggests that either it was originally a single storey structure, or that the building incorporates earlier boundary walls which were then heightened to create a two-storey building. The location and form of the original means of access to the first floor is not known, but may have been internal.

#### Description

- 3.4.3 This is a two-storey rectangular brick building, measuring 8.8m by 6.2m, and comprising three structural bays. The walls are of solid brick construction, a single brick thick (9"/225mm), laid in Flemish bond, but varied in its detail around the building. The brickwork of the ground floor levels of the south-west and south-east facing walls are of mixed orange/red stretchers with distinctive black brindling, laid in chequerboard pattern with dark grey headers. Above this level, the brickwork is plainer and more orange, and has only occasional grey headers. The brickwork on the front (north-east facing) elevation is more uniform throughout its height, with a pinkish hue, and frequent grey headers creating an indistinct and non-uniform chequered pattern.
- 3.4.4 The front (north-east facing) elevation has three large pairs of double doors at ground level, indicating accommodation for three vehicles, and two tripartite windows under the eaves (A.1.2.p1). Further tripartite windows are found at ground (A.1.2.p4) and first floor levels in south-east elevation, and at first floor level only in the north-west elevation. The south-west elevation is blind (A.1.3.p2).
- 3.4.5 The first floor of the building is accessed across the flat roofs of the garage range [A.1.4] to the north-west of the coach house (A.1.2.p5). It is unclear how it was accessed originally. The range of buildings which now functions as garages appears to be contemporary with the coach house, and may have had a timber stair at the east end providing access to the entrance door as today, but it is equally possible that access was by means of an internal stair.
- 3.4.6 Stylistically, the building replicates elements of the form and detail of the 18th century 'pavilion' to its north-east, including the roof form and materials, and the dentilled eaves cornice. However, it differs in one significant matter, that of its fenestration. It would appear that a conscious decision has been made to contrast this building from the earlier one (in closer association with the main house), by giving it a more rustic feel by the use of leaded timber casements instead of timber sliding sashes.
- 3.4.7 Internally, the ground floor is a single volume, with painted brickwork finish. The first floor comprises an entrance passage and two rooms, separated by internal walls of stud with lath and plaster. Ceilings are also of lath and plaster fixed to ceiling joists supported by two downstand beams spanning

the width of the building, one spanning midway between them, and hip ties at the corners.

- 3.4.8 Both internal and external joinery details are in the simple vernacular tradition, with squared timber door and window frames with pegged joints, and simple skirtings and sills. The large coach house doors are planked with nicely chamfered frames (A.1.2.p3), and doors at first floor are simple plank and batten (A.1.2.p8).

#### Integrity

- 3.4.9 The earliest manifestation of this building is not clear, and has certainly been comprehensively altered by the creation of the two-storey coach house. Although subject to some later alteration, the coach house appears to survive in its relatively authentic mid 19th century form. A blocked doorway in the west end of its south-east elevation would have provided pedestrian access to the interior, but evidence of the former access to the first floor appears to have been lost.
- 3.4.10 However, the integrity of the building is currently threatened by the parlous condition of parts of its structure. The first floor brickwork of the north-east elevation is sagging badly, and a number of remedial measures have been taken to provide additional and temporary support to the structure. Steelwork has been introduced to the ground floor to provide additional support to the beams supporting the first floor (A.1.2.p3). At first floor level, downstand beams supporting the ceiling joists have been propped, and sections of ceiling have also been propped with raking struts (A.1.2.p7).

#### Significance

- 3.4.11 This is one of the few buildings of the mid 19th century service area to survive its later re-modelling, and contributes to the value of the group including the remodelled range to its west [A.1.3] and the two sections of lean-to shelter to the east [A.1.7 & A.2.4]. Of the mid 19th century buildings, it is the most architecturally distinctive, and further derives significance from its having been copied to provide a second similar building in the early 20th century.



Plate A.1.2.p1: Front (north-east facing) elevation of East Coach House.



Plate A.1.2.p2: Bird's eye view of East Coach House in context of service yard.



Plate A.1.2.p3: Interior of coach house doors showing supplementary steel structure.

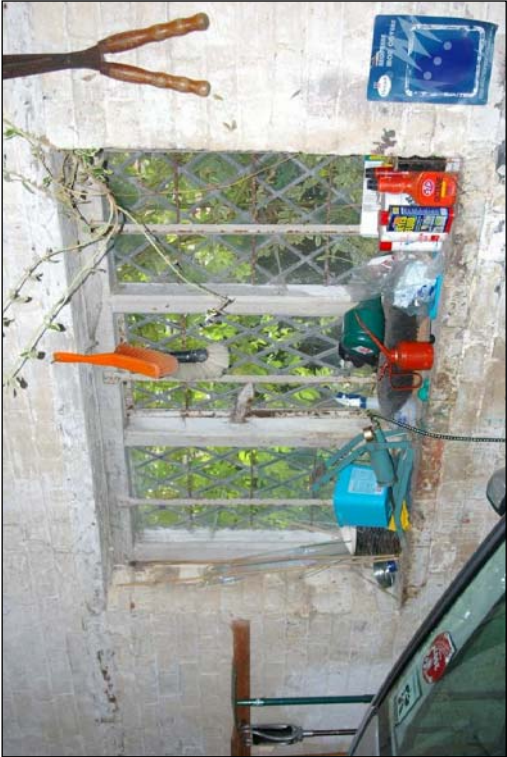


Plate A.1.2.p4: Internal view of ground floor window in south-east elevation.

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Plate A.1.2.p5: North-west elevation at first floor, viewed across garage roofs [A.1.3].



Plate A.1.2.p6: External view of first floor window.



Plate A.1.2.p7: Internal propping in east room at first floor.



Plate A.1.2.p8: Detail of internal joinery at first floor.

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**3.5 A.1.3 Central garages**Origin/History

- 3.5.1 A range of building of similar footprint was constructed in this location between 1842 and 1870. In 1908 it was shown as comprising two enclosed volumes at either end, with a range between them open sided on the south-west side. This would seem to indicate that the function of the building was, at this time, associated with the yard area to the south-west, rather than the larger area to the north-east (see A.1 above).
- 3.5.2 Elements of this range of building date back to the mid 19th century, when they was constructed in association with a number of other structures in a major development of the service areas to the west of the house. It has, however, been subject to a number of later alterations, including the widening of its western half, and the creation of garage openings in its north-east facing elevation. This last alteration effectively changed the building from one relating functionally to the open yard to the south-west, to one which was accessed from the major linear yard to the north-east.

Description

- 3.5.3 This range of building extends to c.15.5 m long. Its western half is c.5.8m wide, and comprises a single internal volume. The front wall of the range continues the line of the front wall of the coach houses, and currently extends to a height of c.4.25m. However, the top 8 courses of brickwork are a later addition, providing a raised parapet following the construction of the garage roof slab. The wall is topped with saddleback capping bricks, identical to those on the section of boundary wall to the south-east of the East Coach House. A wide cambered brick arch is evident above the garage roofs on the south-west facing side of the parapet (A.1.3.p3), though it does not appear on the north-east face, which has been subject to rebuilding with distinctly more orange brickwork (A.1.3.p1)
- 3.5.4 The rear wall of the garage range has a step midway along it. The eastern half is c.4.8 wide, and provides three garage spaces. The eastern end appears to represent the authentic width of the original 19th century range of building at this location, and the thickening of the rear wall at the eastern end may well represent the extent of the enclosed volume shown on the 1908 OS (Fig. 6). The two halves of the range are separated by a rendered brick wall, while the individual garage spaces of the eastern half are separated by concrete blockwork. The spaces are lit by a series of rooflights.
- 3.5.5 An external staircase is situated at the north-western end of the garage range, providing access, through a round-headed archway, to the flat roof, and in turn to the first floors of the two coach houses (A.1.2 & A.1.4).

Integrity

- 3.5.6 As discussed above, this building has undergone a number of major phases of alteration which have fundamentally changed both its orientation and function.

Significance

- 3.5.7 Although this range of building retains fabric and architectural features dating to its mid 19th century origins, the scope of its later alteration, both in terms of built fabric and function, have greatly reduced its potential significance.



Plate A.1.3.p1: Central garages looking south-west.



Plate A.1.3.p2: Rear wall of East Coach House and central garages, looking north.



Plate A.1.3.p3: Flat brick arch of former opening in parapet above garages, looking north-east.

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**3.6 A.1.4 West Coach House**Origin/History

- 3.6.1 The exact date of construction of this building remains unclear, due to the lack of cartographic evidence for the period between 1908 and 1971. However, its brickwork suggests that it was constructed towards the beginning of that period, and that it incorporates fabric relating to an earlier boundary wall (see below). Evidence provided by historic aerial photographs shows that it was in situ by 1946, and it is considered most likely that its construction took place during the major redevelopment of the site by Lutyens. Certainly, it has been built to mirror the East Coach House [A.1.2] which dates to the mid 19th century, but would itself only ever have functioned as a garage or store.

Description

- 3.6.2 Although the frontage of this building is identical to that of the East Coach House [A.1.2], it is less deep than the earlier building; being only 5.8m deep, the same as the adjacent element of the central garages [A.1.3] to its east.
- 3.6.3 In its design, the building appears to be almost identical to the coach house to its east [A.1.2], though there are elements of its structure and design which separate it from the building it emulates. The brickwork demonstrates the same pattern of pinkish stretchers with predominantly grey headers, providing a subtle chequered effect. This is particularly marked within the garage to the west, where it has latterly been protected from weathering. Its former north-west wall, at this location, retains the outlines of two former lean-to structures abutting it, marked by white paint, though these structures must have been relatively short-lived.
- 3.6.4 The brickwork of its south-east end wall, at ground floor level, is similar to that of the ground floor of the earlier coach house [A.1.2], and would appear to be a survival of the former boundary wall which ran on a north-east/south-west alignment, dividing the large early 19th century service yard in two (A.1.4.p2). The brickwork of its south-west rear wall is continuous with that of the western component of the central garages [A.1.4], indicating contemporaneity, and indicating a widening of the mid 19th century range.
- 3.6.5 The architectural detail of the exterior of the building is a direct copy of the East Coach House, and differences in the construction of the two buildings can really only be detected internally, or in specific details, such as the construction of the paired timber coach house doors. Internally, at first floor, the ceiling structure is different to the earlier coach house, allowing greater ceiling height, and taller doorways in the internal walls.
- 3.6.6 The other principal difference in the construction of the two coach houses is in their roofs. While the original building has ridges parallel to all four sides, with a deep central valley, the central portion of the roof of the west coach house is flat (A.1.p1); though it appears identical from ground level (compare A.1.2.p1 & A.1.4.p1).

Integrity

- 3.6.7 This facsimile coach house survives well. Being of more recent construction than the East Coach House it survives in much better condition than the earlier building. Although not an exact replica in its detailing, the two buildings visually present a well-matched pair.

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Significance

- 3.6.8 The building has little historic significance, dating, as it appears to do, to the early 20th century. However, its attractive, slightly 'rustic' design, replicating that of the mid 19th century coach house to its east, gives the building some architectural interest, and the two buildings together further benefit from their 'group value'.



Plate A.1.4.p1: Front (north-east facing) elevation of West Coach House.



Plate A.1.4.p2: Brickwork of south-east wall of coach house showing change in build.



Plate A.1.4.p3: Detail of coach house doors.



Plate C.1.4.p4: Interior of room at first floor.

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**3.7 A.1.5 South garages**Origin/History

- 3.7.1 This range of garages obviously post-dates the construction of the west coach house [A.1.5], and replaces the earlier lean-to structures whose painted ghosts survive on its north-west flank wall (A.1.5.p2). However, the front and rear walls of the garage range are not contemporary, and the creation of the garage openings along the north-east side, suggest that this was, at one time, a continuous boundary wall.
- 3.7.2 Evidence provided by historic aerial photographs indicates that the wall now forming the front wall of the garages was certainly in place by 1946. This indicates that, when constructed, its primary function was as a boundary wall enclosing the kitchen garden along its north-eastern side. It is therefore assumed that its construction dates to the comprehensive upgrading of the property by Lutyens in 1909-10, and was part of the formalised development of the kitchen garden with its large glasshouses.
- 3.7.3 Paint finishes applied to the north-west side wall of the West Coach house, indicate that some form of lean-to structures abutted the inner (south-west facing) face of the boundary wall, which were later replaced by the row of garages which survive today.

Description

- 3.7.4 As noted, the two long walls of this garage range are not contemporary. The front wall is of smooth, deep red brick (A.1.5.p1), while the rear, south-west wall, and west end walls are of common Flettons, rendered above plinth level. The garage openings have been created by cutting through the wall with an angle grinder, and the insertion of thin concrete lintels. Rather curiously, the cut faces of brickwork have then been rendered with a dark red, coarse sandy mortar, upon which faux mortar joints have been applied (A.1.5.p3). It is assumed that this took place during the 1960's when the building was converted to apartments, in order to provide garage parking for the residents.
- 3.7.5 At the north-western end of the front wall of the garages, there is a chimney which appears to be of contemporary construction (see A.1.8 below).

Integrity

- 3.7.6 The present building is a combination of structural elements of several phases of construction, which have undergone significant alteration, and changes of function.

Significance

- 3.7.7 These garages are of 20th century construction, and are of little historical or architectural significance or interest.



Plate A.1.5.p1: Front elevation of south garages, looking west.



Plate A.1.5.p2: Paint 'shadows' of former lean-to buildings.



Plate A.1.5.p3: Detail of repair following creation of garage openings.

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**3.8 A.1.6 North garages**Origin/History

- 3.8.1 It is assumed that these garages were constructed in the 1960's to provide garaging for the residents of the newly created apartments within the main house.

Description

- 3.8.2 The front wall is of dark red, very coarse sandy brickwork. It is assumed that this was used to create the render for the treatment of the cut brickwork of the south garages [A.1.6]

- 3.8.3 Red brick in stretcher bond, above white painted plinth. Corrugated asbestos sheet roof.

Integrity

- 3.8.4 This range of building appears to survive in its form as built.

Significance

- 3.8.5 These garages are of no historical or architectural significance or interest.

**3.9 A.1.7 Lean-to shelter (north)**Origin/History

- 3.9.1 This small lean-to was constructed during the mid 19th century, and is assumed to be one element of a major development of the service area to the west of the main house at this date.

Description

- 3.9.2 This small lean-to structure extends the line of the timber lean-to [A.2.4] to the south-west of the major boundary wall sub-dividing this service area. Its end wall is of 9" red brick, similar to that of the boundary wall to its south-west. It has a tile-covered roof slope, draining into a gutter and down pipe at the north-east corner. The lean-to now provides shelter for a flight of steps connecting the lower service yard to the raised level of the paved terrace [c.2] to the rear of the house.

Integrity

- 3.9.3 The lean-to appears to survive in relatively authentic form. However, there is no evidence to suggest that there was originally a connecting stair at this location, and the structure would have functioned as an open-sided store/shelter.

Significance

- 3.9.4 This small structure has little intrinsic interest or significance, but contributes to the group value of the limited group of buildings surviving from the mid 19th century development of this western service area, which includes the East Coach House [A.1.2] and the forerunner of the central garages [A.1.3].



Plate A.1.6.p1: Front elevation of garage block, looking north



Plate A.1.6.p2: Rear wall of garage block, looking south.



Plate A.1.7.p1: Lean-to structure, looking south-east.



Plate A.1.8.p1: North-west end of Service Yard, showing chimney and steps down to Woodland fringe.

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**3.10 A.1.8 Chimney**Origin/History

- 3.10.1 Evidence provided by a 1946 aerial photograph (RAF 106G/UK/1439) shows a small rectangular building on a north-east/south-west alignment situated against the north-west wall of the kitchen garden in its far north corner, immediately adjacent to the surviving chimney. It is assumed that this building is the small furnace house used to provide heat to the large former greenhouse which originally ran along much of the length of the kitchen garden (A.2.2). This furnace house would therefore be contemporary with the glass houses, and therefore part of Lutyens c.1910 development of the kitchen garden, and the chimney is therefore a survival from this date.

Description

- 3.10.2 The brickwork of this square chimney is similar to that of the front wall of the adjacent garage range (A.1.5), and is considered to be contemporary. A small brick enclosure adjacent to its north-west side is of different brickwork, and is considered to be later.

Integrity

- 3.10.3 Although the chimney itself survives well, the associated boiler house/furnace has been lost, as has the majority of the greenhouse which it was built to service.

Significance

- 3.10.4 The loss of associated features relating to the former heating of the extensive greenhouses in the kitchen garden has reduced the potential significance of this structure. It does, however, survive as a reminder of the former technological features associated with 19th and early 20th century country house gardens.

### 3.11 A.2 KITCHEN GARDEN

#### ***Identified extant components:***

- Walls/hedge
- Glasshouses (former/extant)
- Apple store
- Lean-to timber structure

#### **General Overview**

- 3.11.1 The former Kitchen garden, now used as a flower garden by the residents, lies west of the house and immediately south-west of the East coach house [A.1.2] and central garage block [A.1.3] (A.2.p1). The garden is walled on the north-east, south-east and south-west sides and enclosed by a hornbeam hedge to the north-west. The north-east wall is formed by the rear wall of the coach house and garage block and the south-west wall by the north wall of the walled garden. The interior is occupied by several ancillary buildings including extant and former glass houses, cold frames and storage sheds. Landscaping comprises a path and flower beds to the east with the majority of the area being under grass.
- 3.11.2 It would appear that this area has traditionally been associated with the running of the estate and has been subject to various changes and modification in order to serve the changing requirements of the property. Cartographic regression shows that various structures have historically occupied this area, the majority of which are no longer extant. Indeed this area is typified by the changing footprint and piecemeal nature of development. Historically, the area is closely linked with the service yard to the north [A.1]. The 1870 Ordnance Survey map (Fig. 4) shows the two areas as one with the area west of the West pavilion [A.1.1] open and the functional buildings within the modern kitchen garden hidden behind the East Coach house [A.1.2].
- 3.11.3 Previous structures in the area include possible animal pens/pig sties at the south-west corner of the area, a north-east to south-west aligned boundary dividing the Site with an abutting structure shown on the 1898 OS Map (Fig. 5) and small scale structures within the eastern part of the area.
- 3.11.4 During the 19th century the kitchen garden was a key element of the functioning country estate. Preceding 17th and 18th century kitchen gardens had a more formal aspect. By the 19th century, fuelled by the naturalistic approach of the Arts and Crafts movement, walled gardens took on a more functional role. Features commonly associated with this transition include the construction of working glass houses and harvestable planting.



Plate A.2.p1: Overview of Kitchen and walled gardens. Looking south-west.



Plate A.2.1.p1: View along north-east wall of Kitchen Garden including rear of eastern coach house. Looking east.



Plate A.2.1.p2: View along south-western wall of Kitchen Garden showing footprint of former structure in the foreground. Looking south-east.



Plate A.2.1.p3: View along hedge which defines the north-western boundary of the Kitchen Garden. Looking south-west.

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### 3.12 A.2.1 Walls and hedges

#### Origin/History

- 3.12.1 Certain of the boundaries now enclosing the kitchen garden were originally created to define other areas such as the Walled garden, garden terrace, East Coach house etc. The south and east kitchen garden walls are of late 18th century construction. They are not shown on Andrews and Herbert's Map of 1769, but it is likely that they were constructed shortly thereafter by Robert Monypenny who is thought to have completed the build around this time. They are certainly extant by the time of the Tithe Map dating from 1842. However, it was not until the time of Lutyens' comprehensive redevelopment of the estate that the kitchen garden was created in its own right, with the construction of additional walls to enclose its present area, and separate it from the formerly contiguous service area to the north-east [A.1].
- 3.12.2 The hornbeam hedge which forms the western boundary of the area (A.2.1.p3) reflects the historic extent of this area, though this has been planted since the demolition of the furnace house (see [A.2] above). No physical evidence for a pre-dating wall along this alignment was noted at the time of the site inspection. The 1842 Tithe Map (Fig. 3) shows the western extent of this area to be beyond the western side of the walled garden (that is, west of its present location), although this line may represent the edge of the adjacent woodland rather than an artificial boundary. By the time of the 1872 OS edition (Fig. 4) the existing western boundary is in place with small structures (possibly pig sties) built up against the south-western section of the boundary. In 1898 (Fig. 5), this boundary is shown extending northwards to form the western boundary of the service yard, this alignment within the kitchen garden is retained to the present day.

#### Description

- 3.12.3 The kitchen garden is enclosed to the south by the north-east wall of the walled garden [C.1], to the east by the wall separating the kitchen garden from the terraced lawns, to the west by a hornbeam hedge and to the north by the rear wall of the garage and stable block.

#### *South-west Wall*

- 3.12.4 The south-west wall leans dramatically to the south-west and is supported by later brick buttresses on the principal walled garden side. The fabric comprises red/black brick with crumbling lime mortar infill (A.2.1.p2).
- 3.12.5 The wall is set on an offset brick plinth and topped with shaped brick capping. The 'plinth' is not visible towards the centre of the wall where the undulating ground level rises, suggesting the location of former structures. The height of the wall increases towards the centre where a recessed niche accommodates a statue within the walled garden. The height of the wall also rises at the western and eastern extents where doorways lead between the kitchen and walled gardens.
- 3.12.6 At the centre point of this wall is the rear of the niche inset into the wall of the principal walled garden. This results in a jutting brick extension on the north side of the wall with sloped tile roof. Above the niche is a brick arch containing an ornamental keystone. It may be that the niche was added at a later date during Lutyens redesign of the walled garden to the south.

- 3.12.7 Two doorways into the adjacent walled garden are situated towards the western and eastern ends of this wall. The 1870 Ordnance Survey map shows that the eastern doorway was in situ at this date. The western doorway is blocked by buildings which are still in situ on the 1908 edition. It is likely that this entrance was created after this date and may have been associated with Lutyen's garden improvements.

*South-east wall*

- 3.12.8 The south-east wall is a continuation of the east wall of the walled garden and survives in good condition. The wall supports various climbing plants grown in the beds which flank the southern extent of the wall. At its northern extent a lean-to structure abuts the wall (See separate listing).

*North-east wall*

- 3.12.9 The north-east wall of the kitchen garden comprises the rear wall of the East coach house [A.1.2] and garages [A.1.3]. The wall is whitewashed along the majority of the length of its south-west facing side signifying the location of a former lean-to glass house. A doorway allows access between the service yard and garden block towards the eastern extent of the wall. Access along this alignment is indicated on the 1870 OS map and it is likely that this right of way is contemporary with the surrounding 18th century layout.

- 3.12.10 The fabric of the western extent of this wall (west of the East coach house) is of modern 20th century construction and indeed is not depicted on the 1961 Ordnance Survey edition. This suggests that this wall dates from the construction of the garage block around this time as it is shown in situ on the 1971/1981 OS edition (see [A.1.5]).

Integrity

- 3.12.11 The setting of the kitchen garden enclosed by the 18th century walls to the north, east and south which hide the area from the house and formal lawns is retained in the modern layout.
- 3.12.12 The historic setting of the area is truncated by the extension of the north wall, west of the East coach house [A.1.2] which disassociates the area from the service yard to the north to which it is historically linked.
- 3.12.13 The walls largely survive in good condition and the south and east walls in particular have undergone little alteration, their integrity therefore survives largely intact. The role of the walls in a kitchen garden would have been to shield the interior from view, support climbing plants and to act as a sun catcher and wind barrier. This function is reflected in the modern layout.
- 3.12.14 Views across the interior are likely to have been historically impeded by functional planting and a changing footprint of buildings. It is likely that views within the walled kitchen garden were never formally designed with particular views in mind. Exterior views into the garden are restricted by the walls although the interior is visible from the third floor of the western wing of the main house and where visibility allows from the East coach house and garages. The kitchen garden is located south of (and historically within) the service yard [A.1] away from the formal gardens to the front and rear of the house as is usual for a functional kitchen garden.

Significance

- 3.12.15 The majority of the kitchen garden walls are significant as elements of the 18th century estate, few elements of which survive in the post-Lutyens design.

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- 3.12.16 The walls are also significant in terms of other components of the wider estate complex of which they form a part, those being the walled garden to the south-west, the mid 19th century coach house [A.1.2] to the north-east and the brick gazebo [C.2.1] on the garden terrace to the east.

### 3.13 A.2.2 Glasshouses

#### Origin/History

- 3.13.1 A section of one glass house remains extant and in use to the modern day within the kitchen garden. It is however clear from comparison between the extant remains of former greenhouses, foundation courses and cartographic sources that a series of former glass houses have formerly occupied this area.
- 3.13.2 Structures within the area which became the kitchen garden are first shown cartographically on the Tithe Map of 1842 (Fig 3). At this date the area now occupied by the kitchen garden and service area are depicted as one open area with the western pavilion [A.1.1] of the house occupying the north-east corner of the plot. The only other structure depicted abuts the western extent of the south wall of the kitchen garden. This structure is no longer extant. The field inspection noted the footprint of a former building at a comparable location. It is believed that a structure at this location was destroyed during World War II bombing (Pers Comm. Roger Watts). East of this, an undulating grass covered mound suggests the location of additional pre-existing structures. It may be that one of these sub-surface features represents the building shown on the Tithe map.
- 3.13.3 The 1870 Ordnance Survey Map shows significant development within the kitchen garden area. The small scale of the buildings and their informal arrangement suggests a functional use. Depicted are a range of buildings only one of which remains extant. None of the extant glass houses are shown but two pre-existing glasshouses are recorded. The first is situated against the south wall of the eastern stable block fronting onto the service yard and the second to the west of the extant apple store.
- 3.13.4 The 1898 OS Map shows that the glass house west of the apple store has been removed and a new one constructed to the north along the approximate alignment of the extant glass house. This pattern is repeated on the Ordnance Survey Maps dating from 1898 and 1908.
- 3.13.5 Post 1909 mapping of the Kitchen Garden is of largely 6" scale and therefore lacking in detail. Consultation with aerial photographic evidence dating from 1946 (RAF/1066/UK/1439, RAF/58/2943, RAF/1066/UK/1449) shows the north-west to south-east aligned greenhouses the footprint of which are visible in the present day to be extant. Due in part to the economic slump resulting from the World Wars, during the latter years of the Tennant family's ownership, the estate would appear to have gone into decline. It is unlikely that during this time and the ensuing years when the property was requisitioned in the War effort that any unnecessary modifications would have been made. It is therefore tentatively asserted that the semi-extant greenhouses date from the Lutyens time.
- 3.13.6 However the footprint of the green houses would appear to survive unchanged until the 1970's and 80's when OS mapping shows a singular large greenhouse and cold frame to the south covering the majority of the plot. The footprint of the large greenhouse abuts the rear wall of the stable block and garages and occupies more or less the same length of the walled planting plots (former greenhouses) extant today. The 1991 (?) edition shows a further change in the layout of greenhouses. At this date a single

linear structure is shown roughly comparable with the semi extant green house in the modern day.

- 3.13.7 Evidence for heating the greenhouses is visible in pipe work running to and within the former greenhouse structures from a boiler situated on the west side of the garage block.

#### Description

- 3.13.8 A single extant green house and the remainder of former green houses survive within the kitchen gardens. Brick footings of two linear glass houses survive and are currently in use as plant growing beds. Only a small portion at the eastern extent of the south greenhouse is covered by a wood and glass frame and continues in use as a green house (A.2.2.p1).
- 3.13.9 The remainder of the green houses (A.2.2.p2) survive as brick footings to a height of approximately 9 courses above ground level. The northern most green house is divided into four bays defined by north-south aligned brick walls. A concrete path runs north-west to south-east along the interior. The beds either side of this path are at ground level and occupied by soil, gravel and planting.
- 3.13.10 To the south a narrower structure survives, this is characterised by 2 parallel raised beds with a sunken concrete path running between the two. The south-eastern extent of this structure is covered by the only extant glass house.
- 3.13.11 South of these two structures, a linear cold frame is partially extant along the same alignment. This survives as a brick structure approximately 10 courses high along the northern wall and 6 to the south. At the eastern extent of the structure evidence for the metal cold frame is in situ. The frame is still in use as a planting and growing bed.
- 3.13.12 Evidence for a former green house is noted on the north wall of the garden abutting the rear of the coach house and garages. Here a whitewashed area of the wall stretching from the middle of the eastern coach house past the western coach house delineates the extent of a former structure. The peak of the roof adjoining the wall is marked by a wooden plank formally used to affix the structure.
- 3.13.13 Evidence for some exotic planting (eg. Fig tree) were noted within the footprint of the former green house.

#### Integrity

- 3.13.14 Cartographic and historic evidence suggests that green houses have been extant within the kitchen garden area from the 19th century. The changing footprint of these structures reflects their functional rather than ornamental nature. This area is still in use as a functional garden and the green houses remain in modified use. The setting of the glass houses although modified is retained to a certain degree.
- 3.13.15 The integrity of the surviving green houses is compromised by the removal of the majority of the glass coverings.
- 3.13.16 Given the changing footprint of glass houses within this area, the existing layout does not reflect the 19th century design, indeed the modern footprint is not clearly in place until the late 20th century. As such the integrity of the 19th and early 20th century glass houses is compromised by modern remodeling.

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Significance

- 3.13.17 The surviving green house at Maytham, and the remains of the extensive cold frame running parallel to it on the south-west side appear to have been part of Lutyens comprehensive development of the estate, and are therefore of some historic significance.



Plate A.2.2.p1: View of extant glasshouses with Kitchen Garden. Looking north.



Plate A.2.2.p2: View of former glasshouses within Kitchen Garden. Looking north-east towards service area.



Plate A.2.3.p1: Apple Store within the Kitchen Garden. Looking west.



Plate A.2.4.p1: Lean-to-shelter/store at eastern corner of Kitchen Garden. Looking north-east.

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**3.14 A.2.3 Apple Store**Origin/History

- 3.14.1 The apple store (or a structure occupying the same footprint) is first shown on the 1870 Ordnance Survey map. A building consistently occupies this footprint to the present day.
- 3.14.2 The garden at Maytham has historic associations with an orchard. During Frances Hodgson Burnett's residence during the late 19th century an "Old orchard" surrounded by high walls is referenced (Harwood undated, 233).

Description

- 3.14.3 The apple store survives in good condition within the south-east corner of the kitchen garden abutting the south wall of the area. The structure occupies a footprint of approximately 3.5m by 3m and comprises a sunken brick chamber enclosed by a steep Kent peg tile roof with eaves extended to floor level (A.2.3.p1). The peak of the roof is defined by a line of ridge tiles set in mortar. The peg tiles themselves are set into mortar rather than on the more traditional wooden batons. This in itself suggests a modern construction date. A single declining step leads to the wooden north-east facing door which extends the height of the building to the point where it is blocked by the eaves.
- 3.14.4 The interior was locked at the time of the site visit but it is likely that the building retains a storage function.

Integrity

- 3.14.5 The apple store survives in good condition and is preserved within its kitchen garden setting.
- 3.14.6 The integrity of the apple store is compromised by its disassociation with the removed orchard making its intended function obsolete, and the loss of a second, similar store which was located to its north. It would appear that the structure is no longer in use as an apple store but its external integrity survives intact.

Significance

- 3.14.7 The apple store is significant in terms of its association with the former orchard known to have been in existence during Frances Hodgson Burnett's tenancy at the close of the 19th century. It is also of significance as an expression of the continuing functional role of the kitchen garden in the running of the wider estate and as a surviving feature of the 19th century landscape.

**3.15 A.2.4 Lean-to brick and timber structure (Gardener's shed)**Origin/History

3.15.1 A structure is first shown at this location on the 1870 Ordnance Survey Edition although a building is suggested on the 1842 tithe map. At this date the service yard and kitchen garden were part of the same area divided by a north-south running boundary rather than the east-west division imposed by the garage block in the modern day. The lean-to structure lies within the eastern portion of this area against the wall delineating the service zone and formal garden terrace and survives in the modern day on the same 19th century footprint.

3.15.2 The structure is currently used as a gardener's shed but may have had previous functions associated with the changing demands of the service area/kitchen garden.

Description

3.15.3 The structure survives as an open sided single storey lean-to shed built against the eastern wall of the kitchen garden (A.2.4.p1). The northern wall is formed by the north-west to south-east aligned wall dividing the service yard from the Kitchen Garden. The southern wall is constructed of brick and supports the sloping peg tile roof. The north-west facing front of the structure comprises 4 bays divided by braced timber roof supports set on brick and wooden plinths. The outer two bays are enclosed by weatherboarding, while the central bays are open allowing access to the interior currently used for storage and garden maintenance. The interior floor comprises compacted earth.

Integrity

3.15.4 The gardener's shed survives on its mid 19th century footprint and it is likely that it has always had a function associated with the running of the estate, as such its integrity remains in tact.

3.15.5 The structure is in a good state of repair and its integrity is retained in its fabric and respected in its current estate use.

Significance

3.15.6 The gardener's shed represents the only surviving structure within the kitchen garden which pre dates the 1870 OS edition, and is therefore significant as a component of the pre-Lutyen's estate. It contributes to the group of surviving mid 19th century buildings including the East coach house [A.1.2] and the former open sided shed, later converted to garages [A.1.3].

3.15.7 The building is significant as an example of 19th century vernacular design and by association with the historical development and maintenance of the historic garden.

### 3.16 A.3 Woodland Fringe

#### **Identified Components**

- Cobbled area
- Path
- Planting
- Boiler (dealt with in service yard listing).

#### Origin/History

- 3.16.1 This area is hidden from view from the formal estate and the cobbled area to the north would appear to have been historically used for estate management. The southern extent forms part of a more formal 'wilderness' walk leading to the gardens and beyond to the wider historic estate.
- 3.16.2 The development of the arts and crafts garden style in the mid 19th century gave rise to certain precedents including the planting of naturalistic areas of wild planting in proximity to enclosed gardens as is the case here. Rhododendron planting identified within the woodland belt adjacent to the west of this area also reflects garden fashion during the Victorian era.
- 3.16.3 Andrews and Herbert's map of 1769 shows the edge of the woodland as it exists today forming the western boundary of this area. This map predates the establishment of the service area and walled garden. In 1842, the Tithe map shows that the northern part of this area is in place and forms part of the service area to the east. The southern extension of the area west of the walled garden is occupied by woodland at this time and a path traversing this section is not indicated. By 1870, the path running the length of this area in the modern day is depicted leading to the lower garden and westwards into guided walks through the adjacent woodland. At this date the area now occupied by cobbling is not defined and forms part of the woodland west of the service yard. This layout is repeated in 1898 and 1908 and indeed 20th century mapping reflects the secondary and undefined nature of the northern part of this area. It is likely that it has been historically used as an overflow area for the service yard hidden from view from the west drive by woodland.
- 3.16.4 The chimney [A.1.8] of the former furnace house used to heat the green houses is located against the north-west corner of the garage block within the cobbled area, and it is likely that coal used to supply the boiler was also stored in this area.

#### Description

- 3.16.5 This area lies immediately west and north-west of the coach house and garage block and runs south-eastwards along the length of the walled garden (A.3.p2). Access is gained at its southern extent to the landscaped lower garden. Formally access to the walled garden was possible through a now bricked up entrance through the west wall of the walled garden. Access to the kitchen garden is through a gate at the centre of the hornbeam hedge.
- 3.16.6 A cobbled area lies immediately adjacent to the courtyard of the stable and garage blocks and is accessed via a flight of declining stone steps. The difference in height between the two areas is approximately 1m and is defined by a brick revetment wall capped with brick coping. The area is currently occupied by a compost heap and utilized for storage of building material.

- 3.16.7 South of the cobbled area, an area of grass stretches along the western side of the walled and kitchen gardens. The west side of the area is flanked by woodland and rhododendron planting (A.3.p1) and traversed by a path running parallel with the garden wall which leads towards the lower garden to the south. The path is flanked by a row of three mature oaks and a single silver birch. Even though this area is situated in close proximity to the formal gardens, it is removed from the formal estate by its narrow plan, tree coverage and the walled garden which gives the area an intended wilderness feel.

Integrity

- 3.16.8 Being of a functional nature the setting of the cobbled area would not have been a primary concern. Its discreet location was utilized to hide functional aspects of the estate from formal view.
- 3.16.9 The setting of the walk occupying the southern part of the area is more significant. Informal wilderness walks were a common feature of 19th century estates and were often located around walled gardens removed from the more formal aspects of the estate.
- 3.16.10 The intended setting of the wooded walk is retained largely due to its removed and peripheral location.

Significance

- 3.16.11 The wooded walk leading into estate woodland is a significant representation of 19th century Arts and Crafts gardening style.



Plate A.3.p1: View along Woodland Fringe. Looking north-east towards Service Area.



Plate A.3.p2: View along Woodland Fringe. Looking south.

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**B MAIN HOUSE****3.17 B.1 Main House**Origin/History

- 3.17.1 A house was first built at this location in 1721, though its construction is not thought to have been completed until 1763. The building was originally of two storeys above a semi-basement, and appears to have been five bays long by four bays deep. Although no images of the original house have been discovered, the building shown following the addition of an additional storey c.1880 (Plate 1), suggests that it was a simple and elegant Georgian edifice, with sliding sash windows, simple string courses and a parapet.
- 3.17.2 The Tithe map of 1842 (Fig. 3) shows a simple rectangular house flanked by two ancillary buildings, or 'pavilions', the one to the east on the same building line; that to the west set back from the frontage alignment. The 1870 first edition of the OS (Fig. 4) shows that the house had retained its simple rectangular footprint at this date, but indicates that two ranges of building immediately to its west had connected it to the west pavilion, and created a discrete enclosed yard, entered at its west end. The map indicates that the range of building along the north side of this yard comprised five individual cells, and it is assumed that this complex comprised the stables and stable yard.
- 3.17.3 The construction of an additional top storey in 1880 fundamentally altered the appearance of the house. Designed in a neo-Gothic style quite alien to the original house, the new structure introduced faux half-timbered gables to every elevation and ornate decorative string courses. It was also at this date that short wings were added at either side of the main house, which can be seen from photographs to have been of a lesser scale and massing than the main house (Plate 1). The house was partially destroyed by fire in 1893, but very quickly repaired and restored, albeit in a slightly more subdued neo-Gothic style.
- 3.17.4 The house was sold to the Rt Hon H J Tennant in 1909, and it was he who employed the architect Edwin Lutyens to rebuild the house and lay out the formal gardens to its south-west. A collection of drawings by the architect, relating to the project at Great Maytham, are held in the RIBA Drawings Collection at the Victorian and Albert Museum. The collection does not, however, include any drawings of the house 'as existing' at the time of his commission, nor does it include any floor plans of the house. The exact extent of the original building which was retained and incorporated in Lutyen's comprehensive redevelopment of the property in 1909-10 therefore remains unclear.
- 3.17.5 The documentary record provides a number of different opinions regarding the extent of survival of fabric relating to the original 18th century house. Weaver, writing within three years of the construction of the Lutyens house records that "some of the original cellars have been incorporated into the existing house, but to all intents the house is new" (Weaver, 1913, 252). Similarly, the eyewitness account of Alison Tennant, daughter of the owner for whom the new house was built, notes that the re-build "was a total operation...it was all pulled down" (Tennant, 1980's, 2). Other sources, however, suggest a more comprehensive retention of the original house, such as Pevsner who suggests that the house "incorporates a centre block built in 1721" (Newman, 1969).

- 3.17.6 The floor plans of the house following Lutyens comprehensive re-modelling show that the walls of the central core of the house are considerably thicker than those even of the external walls of the new wings, which suggests that the historic fabric of the original house was retained through its full height, rather than having been reduced to basement level.

#### Description

- 3.17.7 No investigation of the fabric or the interiors of the main house has been carried out within the scope of this study, and the following brief description is derived from a brief external observation and from documentary descriptions.
- 3.17.8 The central core of the building, which incorporates the historic fabric of the two storeys and basement of the 18th century house, now comprises a basement, three storeys and attic storey, and is of five bays on the front (B.1.p1), and seven bays on the rear elevation (B.1.p2). This central core is linked by narrower ranges of three bays, to cross wings at either end of two bays, all comprising basement, two storeys and attic storey. The combined length of the building is now 168 feet.
- 3.17.9 It is built of thin grey brick, all laid in stretcher bond, with red brick dressings at quoins and around openings, which are extended to form aprons beneath window openings on the side ranges only (B.1.p1-2). The timber eaves cornice of the side ranges continues as a string course between first and second floor of the central core of the house, with a second timber eaves cornice above.
- 3.17.10 The tall roofs are hipped and tiled, with dormer windows. The dormers on the central core have a mix of flat roofs and straight-sided pediments on the front, while those to the rear have alternate straight-sided and segmental pediments over.
- 3.17.11 Stone is used sparingly in the design, being used only for the door surrounds of the principal doorways in the centre of the entrance and garden fronts, and for the two secondary entrances in the side wings of the front elevation. The door surround on the front is rusticated, with a segmental pediment containing a cartouche set in swags in the tympanum. The surround on the south-west (garden) front has Corinthian pilasters, enriched frieze and segmental pediment containing a cartouche.
- 3.17.12 The internal layout of the house is thought to be fundamentally that as designed by Lutyens, though with alterations necessary to convert the building into self-contained apartments, including the introduction of kitchens and bathrooms.

#### Integrity

- 3.17.13 There is no external evidence for the original 18th century house on this site, other than its original eaves line being expressed in the timber string course between first and second floors. Internally, its fabric survives, albeit hidden behind internal render, but can be traced through the evidence of the thickness of the walls, and in the vaulted cellars, which remain largely intact. The external appearance of the building as currently surviving, does, however, remain largely unaltered from its form and detail as designed by Lutyens.
- 3.17.14 It is understood that the building has been subject to a comprehensive programme of internal remodelling, upgrading and redecoration over the past few years, and whilst this may have slightly affected the authenticity of

its layout, it will have ensured that the building remains in a good state of repair and ongoing maintenance, which will safeguard its long term future.

Significance

- 3.17.15 The house is listed Grade II\*, indicating that it is of considerable national significance. Its association with Edwin Lutyens, one of the most famous and prolific British architects, will have contributed a great deal to this elevated level of significance, as the building itself is not intrinsically of the highest quality of architectural design.



Plate B.1.p1: Main house viewed from entrance drive.



Plate B.1.p2: Main house viewed from former east driveway, with East 'pavilion' to fore.



Plate B.1.p3: Garden front of house, looking north-east.



Plate B.1.p4: Garden front with steps to paved terrace.

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**3.18 B.2 East 'pavilion'**Origin/History

- 3.18.1 This detached pavilion is assumed to have been built in association with the construction of the main house, but may date to the completion of the residence in 1763, rather than its inception in 1721. The building formed the laundry to the main house.
- 3.18.2 It is shown as a completely detached pavilion on the Tithe map of 1842 (Fig. 3), and was originally a simple rectangular building with its frontage on the same alignment as that of the main house. It is shown on the 1870 OS map (Fig. 4) as comprising three distinct cells (similar to the West pavilion [A.1.1]), with a connection across to three small outbuildings set against the garden wall to the south-west.
- 3.18.3 The building appears to have remained unchanged until the Lutyens redevelopment of the estate, when the east end of building was extended to the north-east to create a Racquets court, and the former detached building was connected to the main house by means of a largely glazed link. Elevation drawings of the building survive in the collection of Lutyens drawings held by the RIBA Drawings collection at the V&A. However, while the structural elements of the rear (south-west facing) elevation can be traced in the building as it survives today, the existing front (north-east facing) elevation bears no relation to the surviving elevation drawing. It must be assumed, therefore, that the drawings represent the building elevations 'as existing' in 1909, rather than Lutyens proposals. The drawing of the front elevation shows a simple wall plane with three window bays; the central bay being blind at ground floor. All windows are sliding sashes, 6 over 6 panes at ground floor, with 3 over 3 above. The former three shallow segmental headed windows on the rear elevation have been extended in length since the 1909 drawing, and supplemented by the insertion of two additional windows between them.
- 3.18.4 The building as evidenced by this pair of elevation drawings, has close parallels with the original form of the West Pavilion [A.1.1], in that the front elevation (which would be seen on approach to the main house along the former main driveway) is styled in a simple, but polite Georgian aesthetic, with flat rubbed brick arches over sash windows, while the rear elevation has small, segmental headed windows at high level only, giving a much more utilitarian and functional appearance.
- 3.18.5 The building has now been converted to residential use.

Description

- 3.18.6 This two storey brick building is now L-shaped in plan, projecting forward from the main building frontage line at the eastern end (B.2.p1). The front elevation has a main entrance doorway in the angle of the L, with fanlight and flat hood over. To its west there is a small circular window, with large tripartite window beyond. Windows at first floor are 6 over 6 sash windows with segmental brick heads (B.2.p1).
- 3.18.7 Aesthetically, the south-east facing elevation of the building is similarly detailed to the front, with a large tripartite window and long sash at ground floor, and three sashes at first floor (B.2.p2). The rear elevation has been much altered at ground level, having lost its two doorways, while two additional windows have been inserted at first floor, to match the lengthened

original three. The windows on the rear elevation are also sliding sashes, though containing leaded lights rather than timber glazing bars.

- 3.18.8 The building sits at a considerably lower level than the paved terrace to the rear of the main house, to which it is connected by means of a brick bridge with ornate brick and tile copings at first floor level (B.2.p4). The tall brick retaining wall of the terrace and garden to the south-west, creates a sheltered paved court to the rear of the building (B.2.p3).
- 3.18.9 The roof profile of the building has been kept low by means of a flat, lead covered central section. This was presumably to reduce the overall height of the building relative to the original, relatively modestly proportioned dwelling house, as was observed in the treatment of the roof of the West pavilion [A.1.2].

#### Integrity

- 3.18.10 This building appears to have undergone significant external alteration since its first construction. Similarly, its conversion, firstly from laundry to Racquets court and games room in 1910, and latterly to residential accommodation, will have removed both the plan form, architectural detail and any fixtures relating to its original function as one of the principal services associated with the original residence.

#### Significance

- 3.18.11 Although having been subject to considerable alteration, this building is of some architectural and historic significance as it is one of the few buildings of the 18th century Great Maytham estate to survive. It is included in the Grade II\* listing of the main house, though would be unlikely to merit this elevated grade if considered independently. It also derives additional value through its association with the contemporary West pavilion.



Plate B.2.p1: North-east facing elevation of the East 'pavilion'.



Plate B.2.p2: South-east facing elevation of the East 'pavilion'.



Plate B.2.p3: Rear of East 'pavilion' showing bridge to paved garden terrace [C.2].



Plate B.2.p4: Rear of East 'pavilion' at upper level.

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## **C. GARDENS**

### **3.19 C.1 WALLED GARDEN**

#### ***Identified Components***

##### **General**

- Gates
- Niche
- Pegoda

##### **C.1.1 Walls**

##### **C.1.2 Garden House**

### **3.20 Walled garden - General**

#### Origins/History

- 3.20.1 The construction of the walled garden at Maytham is generally attributed to the initial phase of early 18th century building by Captain James Monypenny who began construction in 1721. The Andrews and Herbert map of 1769 (Fig. 2) shows the house and grounds as laid out by Monypenny but does not show the walled garden in Situ. James' son Robert Monypenny is known to have completed his fathers work on the house before his death in 1772. It is clear that work was still going on at the house in the 1760's as roof gutters reused in Lutyen's early 20th century build bear the date 1763.
- 3.20.2 The Andrews and Herbert Map of 1769 (Fig. 2) shows formal landscaped gardens to the south-west of the house in the location of the existing lawn terraces. The plot occupied by the walled garden to the north-west is vacant and it may be that this area (somewhat removed from the more formal aspect of the estate) was one of the last to be completed.
- 3.20.3 Typologically, the garden walls would appear to be of 18th century date. It is feasible that the walled garden post dated the Andrews and Herbert map but predated the death of Robert Monypenny suggesting a construction date between 1769 and 1772.
- 3.20.4 Other available late 18th and early 19th century mapping of the Site is small scale and lacking in detail. Chronologically, the next informative map is the Rolvenden Tithe Map dating from 1842 which clearly shows the walled garden in place. The accompanying Tithe Apportionment itemises a 'Brick Wall' (20th Sept 1842).
- 3.20.5 The First Edition of the 25" Ordnance Survey Map dating from 1870 shows the garden divided into a formalised grid with access gained at the eastern corner as today. The modern garden has further entrances at the centre of the south-west wall, and in the north-east corner. This aperture is not in place in 1870.
- 3.20.6 The 1898 and 1908 OS editions show less detail, the interior layout and gates are not depicted. Similarly, the 1909 25" OS map does not include sufficient detail to show the interior layout of the garden. The footprint of the walls however remains unchanged. Lutyen's drawing of plans for Maytham include the eastern extent of the walled garden. The interior is here depicted as being occupied by dense tree planting and it may be that it was his intention to retain the walled garden as a rose garden as planted by Frances Hodgson Burnett in the late 19th/early 20th century. However,

aerial photographic material dating from 1946 (Photo ref RAF/106G/UK/1449) shows the interior to be laid out in a symmetrical design comprising circular features either side of the axial path. This design was no longer extant in 1967 (Photo ref OS/67074).

#### Description

- 3.20.7 In the present day, the interior of the walled garden is formally landscaped into areas of lawn surrounded and centrally divided by stone paths. The walls are flanked by mixed borders (C.1.p1) and a brick and wood pergola of 20th century construction runs along the central axial path (C.1.p2). At the northern extent of this path is a brick built niche providing a setting for a classically designed female statue. The semi circular recess is set on a cut stone sill. The recess would appear to post date the initial construction of the wall as it is built vertically against the southerly lean of the buttressed wall. It is likely that the niche was added by Lutyens as part of his formalisation of design.
- 3.20.8 The eye is channeled towards the statue set in the recess by the pergola comprising a wooden frame set on 3 sets of brick pillars. Between the pillars are planted beds from which climbing roses are trained over the pergola.

#### Integrity

- 3.20.9 The integrity of the walled garden is retained with some material modification and repair (eg. buttresses, removed doorways, the addition of Lutyens' Garden House) and some changes in use and layout of the interior.
- 3.20.10 Historic references show the garden to have been occupied by a rose garden (English Heritage 1986). Given the gardens location west of the more formal areas of the estate and its more obvious relationship with the functional estate elements such as the kitchen garden and service area to the north, it is possible that its original purpose was as an orchard/kitchen garden. 20th century development as a pleasure garden was probably initially implemented by Lutyens (Photo ref. RAF/1066/UK/1449) with circular beds flanking the axial path and later modified to its present form. The integrity of the Lutyens design has been partially compromised by later 20th century manipulation of the design. In the same way, the development of the pleasure garden compromises the integrity of the pre-Lutyens rose garden.
- 3.20.11 The interior of the garden is hidden from external view by the walls other than from the upper windows of the house and views south-westwards from the roof of the garage block.

#### Significance

- 3.20.12 The walled garden is significant as one of the few surviving elements of the 18th century garden design, and is particularly significant through its association with the authoress Frances Hodgson Burnett and as inspiration for her novel 'The Secret Garden'. The walled garden formed a significant element of Lutyens' garden design, components of which are retained in the present day largely as planned.



Plate C.1.p1: General view of interior of Walled Garden. Looking north-east towards the main house.



Plate C.1.p2: View through pergola running south-west to north-east across interior of Walled Garden. Looking north-east.



Plate C.1.1.p1: View along north-east wall of Walled Garden. Looking east.

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**3.21 C1.1. Garden walls**Origins/History

See general listing

Description

- 3.21.1 The garden walls survive in a good state of repair with some evidence for brick and mortar erosion. The brickwork comprises a mixture of red and red/black brick bound with lime mortar.

*North-east wall*

- 3.21.2 The north-east wall backs onto kitchen garden to north. The structure leans dramatically to the south-west and is supported by brick buttresses on the south side (C.1.1.p1). These buttresses comprise differing brickwork from the main wall structure being more angular and less pitted. The mortar is also greyer in colour and more evenly filled. These observations indicate that the buttresses were added at a later date.

- 3.21.3 The wall is capped with shaped brick capping. The height of the wall increases towards the centre where a recessed niche accommodates a statue within the walled garden (C.1.1.p3). The height of the wall also rises at the western and eastern extents where doorways lead between the kitchen and walled gardens.

*South-east wall*

- 3.21.4 The south-eastern wall of the walled garden maintains a uniform height along its length and accommodates the ornamental gateway at its northern extent onto the garden lawns.

*South-west wall*

- 3.21.5 The south-west wall displays evidence of a blocked up doorway towards its southern extent (C.1.1.p2). The brick arch is retained and the aperture below bricked up. A change in the appearance of the mortar around the former opening suggests that a section of the wall outside the arch may have been removed. The brick coping above this area would appear to be of slightly smaller sized bricks indicating that there may have been more than one previous opening at this location.

- 3.21.6 Mirroring the opposite south-east wall, this wall retains the same height along its length.

*North-west wall*

- 3.21.7 The south-west wall of the garden is covered with climbing plants restricting views of the fabric (C.1.1.p1). It would appear to be of uniform height along its length with a central opening leading to the lower garden to the south.

Integrity

- 3.21.8 The integrity of the garden walls is retained with some historic modification and repair (eg. Buttresses, removed doorways, mortar replacement and the addition of the brick garden house).

Significance

- 3.21.9 The garden walls and walled garden are significant as being part of the relatively poorly-represented survival of the 18th century estate. The garden is significant by its association with the authoress Frances Hodgson Burnett and as the inspiration for her novel 'The Secret Garden'.



Plate C.1.1.p2: View of blocked up opening in north-west wall of Walled Garden. Looking north-west from interior of garden.



Plate C.1.1.p2: Western gate into the Walled Garden. Looking south-east.



Plate C.1.1.p3: Niche containing ornamental statue within north-eastern wall of walled garden. Looking north-east.



Plate C.1.2.p1: Garden House at south-eastern corner of Walled Garden. Looking south-east.

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**3.22 C1.2 Garden House**Origin/History

- 3.22.1 Although not illustrated in Lutyens proposed view of the gardens (Fig. 7), it is assumed that the garden house was built onto the south-east corner of the walled garden by Lutyens 1909-11, in a comparable style to the 18th century gazebo at the western extent of the garden terrace.

Description

- 3.22.2 The raised garden house survives in a good state of repair reached via a flight of brick steps with flag stone treads. The single storey square brick built structure is capped with a four sided steep pitch peg tile roof (C.1.2.p1). Views are afforded south-eastwards overlooking the main lawn, south-westwards into the lower garden and north-westwards into the walled garden. The windows and doorway are surmounted by brick above door splays.
- 3.22.3 The interior is designed in the Georgian style with a moulded ceiling, plaster paneled walls, patterned tile floor, wooden dado rail, deep sills and sash windows.

Integrity

- 3.22.4 The setting and integrity of the garden house remain unchanged from Lutyens' intended design. Views afforded to and from the structure across the Lutyens' landscape survive largely in tact. The fabric of the structure is well preserved.

Significance

- 3.22.5 The garden house is a significant and prominent element of Lutyens' designed landscape at Maytham being visible from various estate components.. It survives in its intended form and is significant as an example of Lutyens' efforts to assimilate pre-existing 18th century elements (ie. The terrace gazebo) into his early 20th century design.

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**3.23 C.2 Paved Garden Terrace**Origin/history

- 3.23.1 Remodeled by Lutyens 1909-10 and restored in 1977. Elements of the 18th century build are incorporated into the structure.
- 3.23.2 The Andrews and Herbert Map of 1769 shows a line extending north-west and south-east of the south-western front of the house across the width of the terraced lawn. It is probable that this line represents the rear wall of the terrace as in situ today, visible east and west of the main house. Given the steep topography of the Site at this location, it is likely that some form of terrace was necessary to allow formalised access to the landscaped grounds below. The eastern extension of this line is further depicted on the Tithe map of 1842. The 1872 OS map clearly shows a terrace with steps denoted along the central axis and at either end as today. By 1908, the terrace has been extended eastwards to the eastern edge of the eastern pavilion. An additional flight of steps lead south-westwards onto the lawn.
- 3.23.3 Lutyens appears to have retained the steps in their earlier location but has extended the flights at the eastern and western ends of the main house and returned the flights to form an L-shaped access to the lawns. The central staircase would also appear to have been widened and extended. The terrace was restored in 1977-78 (English Heritage 1986).

Description

- 3.23.4 The south-west front of the house opens onto an extensive paved terrace which runs for 75m along the extent of the frontage (C.2.p1). The terrace terminates at its north-western end by the south-east wall of the kitchen garden and service area where a brick gazebo is placed at the north-west corner.
- 3.23.5 In the centre of the terrace opposite the door leading out from the saloon and continuing the axis of the main drive, a flight of stone steps leads down to a landing and further short flights which are flanked by shrub planted projecting brick bastions onto the principal lawns. Stair cases at the extreme ends of the terrace also reach the lawns (C.2.p2). The western staircase leads to a stone path which runs the western length of the terraced lawns. The terrace is designed to make the most of the steep topographical decline to the lawns and beyond while optimizing views south-westwards across The Weald.
- 3.23.6 Lutyens is renowned for designing elaborate steps which had a role beyond the merely functional. The design at Maytham is strictly angled adding to a formal and commanding frontage (Brown 1981, 121) (C.2.p2).
- 3.23.7 Certain elements of the 18th century build are apparent in the surviving terrace, these include the brick gazebo (C.2.p1-p2) and adjacent wall adjoining the structure to the south-west wall of the house and elements of the eastern extent of the terrace. Here the rear wall which continues along the line of the house frontage and steps leading to the lawns would appear to be of 18th century construction.

Integrity

- 3.23.8 The paved terrace survives in a good state of repair with evidence for 20th century amendments.

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Significance

- 3.23.9 The terrace is a significant feature in the overall setting of the house and gardens, and it acts as a plinth from which the main house is elevated and displayed. It is a significant element of landscape design, designed specifically to make the most of the challenging terrain and maximize long distance views to and from the house. Its alteration by Lutyens, and its retention as an important design element in the architect's design for the layout of the adjacent gardens, and the setting of the house give it particular significance.



Plate C.2.p1: View along paved Garden Terrace running along south-western façade of house. Looking north-west.



Plate C.2.p2: Steps leading to western side of paved Garden Terrace. Looking north-west towards Service Area.



Plate C.2.1.p1: View of Brick Gazebo from paved Terrace. Looking north-east.



Plate C.2.1.p2: View of Brick Gazebo accessed from paved Garden Terrace. Looking south-east from Service Area.

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**3.24 C.2.1 Brick Gazebo (Garden terrace)**Origin/history

- 3.24.1 The brick gazebo is first shown on the 1870 Ordnance Survey Edition (Fig. 4). Given that the gazebo is incorporated into the 18th century wall dividing the formal lawns from the walled gardens to the west it is likely that the original structure was contemporary with the original Monypenny build.
- 3.24.2 The structure continues to be shown cartographically on the same footprint to the present day. It is likely that the structure underwent some modification during Lutyen's remodeling of the terrace in the early 20th century, and it is likely that it was at this date that the wooden door and window cases were replaced.

Description

- 3.24.3 The building survives as a small square brick gazebo at the northern corner of the paved terrace (C.2.1.p1-2). The four sided peg tile roof comprises a steep pitch capped with a singular simple ridge ornament. The interior is entered from the terrace and affords views west and north-westwards across the service yard and coach houses and north-east onto the paved area between the main house and pavilion.
- 3.24.4 Looking out through the entrance, views are afforded across the paved terrace and formal terraced lawns. The door frame and window casements, which are set above turned ornamental balusters are painted wood and are likely to represent 20th century modification. The gazebo is integrated into the 18th century wall defining the eastern side of the walled and kitchen gardens and the north-west to south-east aligned wall extending from the corner of the main house to the western end of the terrace.

Integrity

- 3.24.5 Although the views from the gazebo of the paved terrace and terraced lawns survive in relatively authentic form, its setting, and the views from it towards the west have been compromised by the unsympathetic introduction of the 1960's garage blocks.
- 3.24.6 The fabric of the gazebo is well maintained and survives in good condition, however the integrity of its mid 19th century design is compromised by the introduction of the wooden window casements.

Significance

- 3.24.7 This small building is one of the relatively few survivals of the mid 19th century development of the site in association with the 18th century house, and therefore has an element of historical significance. However, its lack of association with an eminent architect of the calibre of Lutyens reduces its relative significance in relation to features of the Lutyens design.

### 3.25 C.3 Terraced Lawns

#### Origin/history

- 3.25.1 Andrews and Herbert's 1769 map (Fig.2) shows a defined area similar to that occupied by the present terraced lawns. However, this enclosure would appear to extend westwards beyond the modern extent of the lawn, in line with the western end of the west pavilion. To the east the area terminated in line with the eastern extent of the eastern pavilion. The enclosed area is shown divided internally into six areas, paired to either side of a central path. The three pairs of planting or lawned areas appear to correspond to the three terraced levels which survive extant today, although there is no longer any evidence of these planting/lawned areas, or the paths between them.
- 3.25.2 The southern extension of this area terminated with a semi circular feature aligned to the centre of the main house. This pattern is mirrored in a secondary outer enclosure which encompassed the inner estate. This geometric design reflects the early 18th century precedent for formal garden design in proximity to the main house.
- 3.25.3 By 1842 (Fig. 3), the 18th century geometric design had disappeared and been replaced with a more open landscape panorama. The Tithe Apportionment of the same year specifically references a lawn. A small area immediately in front of the house is enclosed but does not extend far beyond an alignment with the southern extent of the adjacent kitchen garden. This area is roughly comparable with the upper terrace of the modern lawn. Beyond this defined area the land was open to designed parkland maximizing views south-westwards across the Weald. At this date the alignment of the western extent of the terraced lawn adjacent to the kitchen and walled gardens was in place as today. This shift in design reflects the fashion for landscape design incorporating extensive and planned vistas with a naturalistic feel. The movement championed by Lancelot Capability Brown was gathering popularity from the middle of the preceding century.
- 3.25.4 This pattern is largely repeated in more detail on the Ordnance Survey Maps of 1870 and 1898. Here a path is clearly defined running along the western edge of the terrace as today, leading into the lower garden which is occupied by woodland at this time. A path also led off the main axial path into the walled garden at the location of the modern east gate.
- 3.25.5 During Frances Hodgson Burnett's time at Maytham at the turn of the 20th century, croquet and tennis lawns are referenced at Maytham. Photographic evidence would suggest that they were situated on the upper terrace closest to the house (Harwood Undated, 231-232). The Register of Historic parks and Gardens by contrast states that the croquet lawn was located on the middle terrace (English Heritage 1986, 3).
- 3.25.6 By 1908 (Fig. 6), efforts had been made to define the extent of the lawn. The line of the Ha ha (boundary ditch) visible today, enclosed the lawns in a rounded right angle to the south-west and south-east. Ha ha's were designed to create an invisible physical barrier in order to retain the parkland landscape uninterrupted by fences or other boundary markers.
- 3.25.7 The sketch held by the estate showing Lutyen's planned design for the house (Fig. 7) outlines a lawn on three differently sized terraces as in situ today. However Lutyens plan was not implemented in its entirety. The intended design shows the southern extent of the middle terrace defined by a balustraded wall with flights of steps at the north-west and south-eastern

corners leading onto the lower terrace. Neither the wall or the south-eastern flight were constructed. Also suggested on the plan is a central path aligned with the central doorway of the house, across the garden terrace leading to central steps between the upper and middle lawn terrace. A path is also shown on the east side of the middle terrace mirroring that on the west. Neither of these paths are in evidence today and it is likely that they reflected elements of the Lutyen's design that were never executed.

#### Description

- 3.25.8 The terraced lawn comprises 3 terraces separated by grassed banks and defined at the western extent by a pathway leading to the lower garden and the outer wall of the walled and kitchen garden (C.3.p1-2). This wall was extended by Lutyen's approximately 50m south-westwards to form the eastern boundary of the lower garden. Steps lead westwards into the walled garden and eastwards onto the lower terrace. These steps and part of the southern extent of the wall are defined by tile and brick balustrade placed to form an open ornamental fretwork. Two piers also added by Lutyens along the length of the wall are also notable. The east side of the lawn is less clearly defined. The Ha ha is highly visible along the south-western and northern-eastern sections, but less pronounced to the south-east. Here random and designed tree planting, a shrubbery, the remnants of a box hedge and immediately beyond them a copse screen the view of the park from the house. This makes for a marked contrast with the formal linear design created by the garden walls on the west side.
- 3.25.9 To the north-east of the main lawn, south-east of the east pavilion, the concrete foundation of a former structure was noted. It may be that this marks the location of one of the huts erected in the grounds by the Institute of the Blind in the mid 20th century (Alison Tennant 1980's. 3).

#### Integrity

- 3.25.10 The late 18th century garden layout shown on the Andrews and Herbert map has largely been eradicated by subsequent landscaping. However, the footprint of this early design would appear to be loosely reflected in the current footprint of the terraced lawn.
- 3.25.11 Lutyens' intended design for the lawned gardens was not completed and as such the intended symmetry of design shown on the Lutyen's sketch proposal is not reflected. This may have been down to limited finance but the result is imbalanced and results in the emphasis and sightlines being drawn to the western side of the garden. Lutyen's intended setting is therefore incomplete.
- 3.25.12 The landscaped terraced first identified in the first part of the 19th century has however been retained and extended. The addition of the unintrusive Ha ha has retained the intended views south-westwards across the landscaped park. However, in recent years the integrity of this view has been impeded by modern fencing along the top of the Ha ha.

#### Significance

- 3.25.13 The terraced lawn is a significant element of the overall garden design. Although its layout has changed from a formal to a more landscaped design, a similar footprint has been retained throughout.
- 3.25.14 The terraced lawn also has a significance as a key element of Lutyen's redesign, providing a 'plinth' for the house and will have been a key feature in maximizing views both to and from the house.

- 3.25.15 The area of the terraced lawn also represents incomplete elements of Lutyen's design. This is significant in our understanding of Lutyens manipulation of the existing landscape. It is also significant in relation to the social and economic history of the house as the failure to complete is likely to be as a result of these factors.



Plate C.3.p1: View of Terraced Lawn. Looking north-east towards house.



Plate C.3.p2: View from Terraced Lawn towards Service Area. Looking north.



Plate C.3.p3: View of Terraced Lawn from Paved Garden Terrace. Looking south-west.



Plate C.3.p4: Detail of Lutyen's garden wall design at south-west corner of Terraced Lawn.

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### **3.26 C.4 Lower Garden**

#### Origin/history

- 3.26.1 The lower garden does not appear to be defined as an area until the 19th century, and it is first documented on the Tithe Map dating from 1842 (Fig. 3). Here a sub oval feature is defined adjacent to woodland to the west and south, though no internal features are defined.
- 3.26.2 The Tithe Apportionment dating from 1842 refers to an 'Alder field'. Ordnance Survey mapping dating from 1870 (Fig. 4) shows the area of the lower garden occupied by trees planted in a regulated pattern. This area may reflect the Alder Field referenced in the apportionment or it may represent the location of an orchard. In 1870, a path followed the interior perimeter of the area accessed from the path running along the western side of the terraced lawn. This path suggests that the area was used for pleasure walks at this date. The extension of a path at the north-east corner of the area suggests that it may have allowed access into the walled garden to the north. There is however no further evidence to suggest this. There does not appear to be access in to the walled garden at its present location along the southern boundary.
- 3.26.3 The area remained wooded into the 20th century as represented on the 1908 Ordnance Survey edition (Fig. 6). It would appear from Lutyens sketch (Fig. 7) that he visualized this area as a formal garden with axial path and symmetrical focus. The modern layout does not reflect the intricacy shown on the Lutyens's sketch, but aerial photographic evidence (OS ref RAF/106G/UK/1449) dating from 1946 shows that a geometric design comprising a criss-cross pattern had been implemented. At this date the continuation of the axial path leading south-west from the walled garden clearly continues along this access into the woodland beyond. In the modern day, the path has fallen into disuse although is still visible as a fragmented overgrown irregular tunnel.
- 3.26.4 The modern layout including the central square pond feature is in place by 1967 when it is shown on aerial photography (OS ref. 67074). While it reflects the essence of Lutyens design, it is probable that the area was cleared of the earlier planting in advance of his work.
- 3.26.5 Lutyens also added the southern most 50m and two piers to the wall defining the south-eastern extent of the lower garden.

#### Description

- 3.26.6 The garden serves as a pleasure garden in the modern day situated at a lower level to the surrounding gardens, it is accessed from tapering flights of steps to the north-east and south-east. The garden is enclosed to the north-west and south by a belt of mature oak underplanted with rhododendrons. It is laid to lawn with a square lily pond as a central focus. The pond is surrounded by paving and flower beds (C.4.p1). A central axial path which leads south-eastwards into a woodland tunnel and north-eastwards into the walled garden.
- 3.26.7 At the north-west corner of the garden access can be gained to the southernmost extent of the woodland fringe [A.3] and woodland to the north-west.

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Integrity

- 3.26.8 The setting of the lower garden originates from the early 20th century and largely retains the elements of axial design introduced by Lutyens.
- 3.26.9 The formalised early 20th century design has obliterated any evidence of the preceding function of the area as a plantation or Orchard, as such its 19th century integrity is compromised. The garden does however retain its association with woodland, being surrounded by the wood and by the guided access given into the woodland at the south-western extent.

Significance

- 3.26.10 The garden is a significant feature of Lutyens design as it represents an area almost entirely re-designed by him. Many other changes made by Lutyens to existing areas involved localised modifications, here the change is more comprehensive. The redesign of this area in the early 20th century shows a return to a more formal design last championed in the early 18th century.
- 3.26.11 The lower garden is also significant as it provides a link between the inner and parkland estate, the formal design leading the visitor southwards into the woodland and landscaped park beyond.



Plate C.4.p1: View across Lower Garden towards Walled Garden and Service Area. Looking north-east.



Plate C.4.p2: Detail of south-eastern wall of Lower Garden showing Lutyens design. Looking north-east.

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**D HISTORIC ESTATE****3.27 D.1 Driveways**Origin/history

- 3.27.1 At different stages in its history, the house has been approached by three separate driveways. The earliest available mapping dating from 1769 shows an axial drive along the same alignment as today. This linear approach adds to the overall symmetry of the formal design which is continued to the south-west of the property in the layout of the formal lawns.
- 3.27.2 By 1842 (Fig. 3), the formal design of the estate has been replaced with the more fluid landscaped design. The main approach would appear to have been changed by the turn of the century to fit with landscaping precedents, Mudge's map of 1801 shows that the linear drive has been replaced with two driveways approaching the house from the north-west and from the south-east. To reach the house these drive ways traverse the open landscaped parkland, one of the key features of the style. The removal of the axial drive allowed uninterrupted views across parkland from the main façade of the house. A semi circular forecourt marked the meeting of the two driveways at the front of the main house. This alignment continues throughout the 19th century.
- 3.27.3 The axial drive was reinstated by Lutyens in 1909 and accentuated by the planting of a double avenue of trees. The Register of Historic Parks and Gardens states that the yew enclosed forecourt was laid out in 1909-10 by Lutyens (1986, 2), and it is shown on the aerial photographs of 1946.
- 3.27.4 Following the Lutyen's re-design of the circulation within the estate, the south-east drive continued in use as a servant's entrance enabling access from the settlement at Rolvenden Layne.

Description

- 3.27.5 The main axial drive (and the only one which continues in use) approaches the house from the east side from Maytham Road (D.1.p1). The formal approach enters through the carriage arch which connects the twin lodges of the gatehouse. The drive is lined with an avenue of 5 pairs of lime trees re planted in the early 1990's to replace Lutyens original 6 pairs which were lost in the storm of 1987. The drive runs on a straight 90m course to the graveled, yew hedge enclosed forecourt.
- 3.27.6 The south-eastern drive is no longer in use and survives as a semi grassed trackway truncated by a north-east to south-west running fencing at the extent of the inner estate (D.1.p2). South-east of this the line of the drive is visible as a track and a modern farm building has been constructed along the alignment blocking views along the length of the former driveway.
- 3.27.7 The north-western driveway survives within the estate as a semi-grassed track (D.1.p3). A public footpath cuts it path at the western extent of the inner estate. The former drive can be seen to continue as a private road beyond this footpath crossing the woodland beyond. The former driveway (being private property) was not inspected beyond the line of the footpath in the course of the field visit.

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Integrity

- 3.27.8 It can be seen that the emphasis on approach has changed considerably during the house's history. The approach is specifically designed to provide a setting for the house. In his resurrection of the axial drive, Lutyens reasserted the 18th century setting of the head on approach.
- 3.27.9 However in doing so, the late 18th/early 19th century designed landscaped setting is compromised and the integrity of the fluid and subtly designed approach incorporating strategic placing of parkland trees to frame views of the house is lost.
- 3.27.10 The setting and integrity of the Lutyens drive is retained in the present day particularly in view of the replanting of the flanking tree avenue following the storm of 1987.
- 3.27.11 The setting and integrity of the former driveways are compromised by disuse and disassociation with the inner estate as a result of sale into private ownership. The line of the former south-east drive is also severely compromised by the structure located along its alignment south-east of the inner estate boundary.

Significance

- 3.27.12 The surviving drive is a significant element of the Lutyens's overall redesign of the estate and is a key component of his axial layout. The drive way is key in the dramatic introduction of the house to the visitor and is a significant element in linking key components of the estate.
- 3.27.13 The significance of the former driveway is impacted by their disuse and disassociation from the inner estate. They are however significant elements of the historic estate particularly as features of the landscaped estate prevalent in the late 18th/early 19th centuries.



Plate D.1.p1: Main Lutyens driveway. Looking south-west towards main house.



Plate D.1.p2: Line of former south-eastern driveway. Looking south-east from front of house.



Plate D.1.p3: Line of former north-western driveway. Looking north-west from front of western pavilion.

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### 3.28 D.2 Gatehouse Stable Block

#### Origin/History

- 3.28.1 This building was designed by Lutyens as part of his development of the estate for Mr Tennant, in association with the creation of a new main approach to the house [D.1]. This created a far more formal entry to the property, perpendicular to the centre of the house front, with views of the house framed by the large carriageway through the Stables.
- 3.28.2 Drawings relating to this building survive in the collection of Lutyens drawings held by the RIBA Drawings collection at the V&A. The surviving drawings include one sheet of details of the building, including a detailed elevation and plan of the top an arched niche, and a detail of the brickwork and tile head adjacent to a window. It would appear that Lutyens intended to use a number of designs which he had already prepared for a previous project at Temple Dinsley, as the drawing contains annotations including "niche to be similar to Temple Dinsley" and "Vase from Temple Dinsley". A study of the built fabric indicates that a number of these intended design elements were not actually included in the execution of the building. A separate sheet details the design of the clocktower itself.

#### Description

- 3.28.3 The building is essentially of a single storey, with an attic storey lit by dormers. It essentially comprises two wings, separated by a large and ornately detailed central carriageway, surmounted by a classical clocktower (D.2.p1). The walls are constructed in the same thin grey brick laid in stretcher bond with red brick dressings, as used for the main house. The walls are set on a plinth of red brick, and the red brick dressings around the segmental headed windows are extended to the plinth with red brick aprons (D.2.p2). Stone is used sparingly, to frame the doorways and oculi on the front elevation, and for the coping of the offset towers at either end of the range (D.2.p1 & p3).
- 3.28.4 The two long elevations are of different architectural detail. The front (north-east facing) elevation is articulated with shallow projecting pilasters with red brick quoins, whereas the walls of the south-west facing elevation are flush. The greatest difference though, is in the fenestration. That on the front elevation is of timber sliding sashes, and the dormers are surmounted by shallow pediments. On the rear (south-west facing) elevation, the windows have a single central timber mullion and diamond leaded lights. The dormers to the attic storey are of similar detail, and have shallow segmental roofs. It is assumed that the difference in treatment of the two elevations was a result of their relationship to the house. The front elevation, as seen from the road, would provide a consistency with the detailing of the main house beyond (D.2.p1), while the rear elevation, visible from the house, is designed in a more vernacular style, setting it apart in terms of status, from the main residence (D.2.p2).
- 3.28.5 Although appearing symmetrical at first glance, the two wings projecting at either end of the front (north-east facing) elevation are, in fact, slightly different. While the first floor window in the northern tower sits above the deep projecting timber eaves cornice, that in the southern tower extends down through the line of the cornice.

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Integrity

- 3.28.6 Although not built exactly in accordance with Lutyens original, ambitious designs for the building, the exterior of the building as currently existing appears to survive in authentic form and detail. Whilst the interiors were not accessed within the scope of this study, the conversion of the building to residential apartments is considered likely to have removed all fixtures relating to the original function of the building as stables.

Significance

- 3.28.7 The Gatehouse Stable Block is Listed Grade II\*, and is therefore of considerable national significance. It also derives further significance from its close relationship with the similarly Grade II\* listed Great Maytham Hall, to which it forms the formal entrance.



Plate D.2.p1: Gatehouse stable block viewed from the north-east.



Plate D.2.p2: Gatehouse stable block viewed from the main house.



Plate D.2.p3: North wing of stable block with The Barn [D.3] beyond.

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**3.29 D.3 Other estate buildings**

- 3.29.1 Although no longer in the same ownership as the main house and closely associated buildings and structures, some buildings formerly belonging to the historic Great Maytham estate survive in separate ownership.

East Lodge and West Lodge

- 3.29.2 This survival includes lodge cottages at either end of the former main driveway which ran on a north-west to south-east alignment from Hastings Road to Maytham Road, past the front of the house.

- 3.29.3 The two single storey brick lodges were constructed between 1870 and 1898, presumably as part of the enhancement of the property which included the extension of the main house, and the addition of a further storey. The lodge cottages are virtually identical in detail; built in late Victorian vernacular Gothic, with gabled cross wings, large central stacks, timber framed external porches, oriel bay windows and diamond paned windows (D.3.p1 & p2). The West Lodge has been extended to the north with a range of similar design to the original.

Water Tower

- 3.29.4 As part of his development of the estate, Lutyens designed a concrete water tower to ensure a reliable water supply to the house. It is situated at the top end of the former estate, immediately to the east of West Lodge (Fig. 1). This has now been extended and converted to residential use (D.3.p3)

The Barn

- 3.29.5 The Barn is situated adjacent to the Gatehouse Stable Block [D.2] at the main entrance to the property. It is part of the Lutyen's redevelopment of the estate, and is constructed in the same thin grey bricks as the main house and Stable Block, intermixed with some thin red bricks, though without the clear definition of the red brick dressings of the higher status buildings. The brick walls are of a single storey only, with low sweeping roofs extending to the heads of the ground floor windows (D.3.p4). The front (south-east facing) elevation of the barn has a double storey offset bay in vertical timber boarding with a hipped roof, in reference to the tall central cart entrance of a traditional tithe barn. The building is now in residential occupation.



Plate D.3.p1: West Lodge.



Plate D.3.p2: East Lodge.



Plate D.3.p3: Water Tower.



Plate D.3.p4: The Barn.

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### 3.30 D.4 Parkland overview

#### Origin/history

- 3.30.1 Beyond the core of the estate, land and various components of the historic parkland survive but have become disassociated from the estate by sale into private ownership. To place the core estate within its wider historic context, these are outlined briefly below.

#### **Inner estate**    *Pet cemetery* *Ornamental shelter*

- 3.30.2 While not traceable cartographically, inscriptions on the gravestones in the pet cemetery date it to the early-mid 19th century. This post dates the peak in popularity for pet cemeteries which were common features of Victorian estates.
- 3.30.3 Again the ornamental shelter is not traceable cartographically and aerial photographic material does not give enough detail to pinpoint the structure. Stylistically it has an Arts and Crafts element to its design perhaps indicating a late 19th/early 20th century date.

#### **Greater estate**    *Parkland planting* *lake* *Woodland*

- 3.30.4 The lack of detailed pre mid 19th century mapping makes it difficult to track the development of parkland planting. Landscape analysis would suggest that the majority of the parkland trees were planted at the end of the 18th and the beginning of the 19th century with clusters notable at the entrances to the north-west and south-east drives and the general layout maximizing views south-east and south-west of the house. The addition of rhododendron planting noted in woodland close to the gardens suggests Victorian landscaping efforts.
- 3.30.5 Woodland to the west and south-west of the house represents an ancient feature of the landscape, the Weald having been heavily wooded from prehistory. As such the woodland as a key element of the landscape predates construction of the house. The identification of a hollow way in woodland south-east of the estate highlights the historic longevity of the landscape.
- 3.30.6 Woodland walks are mapped leading from the core estate from the mid 19th century but it is likely that they pre date this period. Woodland walks were key characteristics of 18th century landscaped and Victorian estates.
- 3.30.7 A lake is first recorded cartographically to the north-west of the core estate on the 1898 edition of the Ordnance Survey on the south side of the north-west drive. The feature created in a natural dip would have been visible on approach to the house. Lakes and ponds are key features of parkland estates attributable to various eras of parkland design. This example which post dates 1870 would appear to be a late 19th century example.

#### Description

- 3.30.8 The ornamental shelter is located north-east of the west pavilion with the opening facing south (D.4.p1). The structure comprises a circular brick built

structure capped with wooden fretwork and sub structure supporting a conical peg tile roof.

- 3.30.9 The pet cemetery comprises several simple small gravestones situated under trees to the north-west of the main house in a removed location (D.4.p2).
- 3.30.10 The lake survives in private ownership and access was restricted at the time of the field inspection. The lake has been planted and fenced off as a private garden and as such has become disassociated from the wider estate.
- 3.30.11 Associated estate woodland survives to the south and west of the gardens. To the south it is particularly over grown with wilderness walks occasionally identifiable in the interior (D.4.p3). Mature parkland trees are visible across the estate particularly to the front of the house and to the rear of the terraced lawn. Aerial photographic analysis (NMR Photo ref TQ 8430/1-4) shows that the storm of 1987 impacted heavily on the integrity of landscaped planting with high levels of loss particularly along the driveway and in the flanking parkland to the front of the house. Efforts have been made to replant following historic precedents (Tree Planting report undated).

#### Integrity

- 3.30.12 The sale of parkland and estate buildings into private hands compromises the integrity of the estate as a cohesive whole and gives rise to piecemeal and out of character development of buildings and landscapes.
- 3.30.13 The setting of the lake has been severely compromised by the introduction of unsympathetic 20th century planting.
- 3.30.14 The woodland in proximity to the estate is preserved as mature woodland. Links with the inner estate are maintained by the retention of designed woodland walks leading from the formal gardens into the woodland.
- 3.30.15 The integrity of the 19th century landscaped planting and trees were heavily impacted by the storm of 1987 when the estate suffered a high level of tree loss particularly to the north, north-east and east of the house. The integrity of this landscaped design was compromised by the loss of these trees. The essence of the landscaped park is however retained by the surviving trees.
- 3.30.16 At the south-western perimeter of the inner estate the introduction of field boundaries compromises the intended vista of the parkland setting.
- 3.30.17 The retention of certain small scale features such as the 20th century pet cemetery to the north of the house and the ornamental shelter north-east of the west pavilion also retain the historic integrity of the estate.

#### Significance

- 3.30.18 Wider parkland features are significant elements of the larger estate and serve to enhance the setting of the core estate. Historically the country estate is defined by its parkland setting, the house and its landscape go hand in hand. While elements of the wider estate became disassociated though time, in order to understand the historic development of a house, the whole estate must be considered.



Plate D.4.p1: Ornamental shelter set within parkland west of the main drive. Looking north-east.



Plate D.4.p2: View of pet Cemetery and parkland setting. Looking south-west towards western pavilion and Service Area.



Plate D.4.p3: Woodland Path traversing woodland south-west of Lower Garden. Looking south.

## **4 CONCLUSIONS**

- 4.1.1 Although there is known to be a relatively good extent of survival of the fabric of the 18th century house on the site, this has been almost entirely obscured by the later remodelling of the house in the early 20th century. It is unclear how much of the internal layout of the early house might survive, but it is evident that the authentic layout was also significantly compromised by its comprehensive remodelling; only in the cellars is the fabric of the original house still visible. However, the survival of elements of the 18th century house gives the property enhanced historic significance, in addition to the architectural and associational significance of its later manifestation.
- 4.1.2 The two 18th century pavilions which flanked the original house survive better, although both have been remodelled in the early 20th century. The East pavilion, which once housed the laundry was extended to provide a racquets court, and the former stables of the West pavilion appear to have been replaced by more extensive accommodation between it and the main house, and the pavilion converted to a bothy house.
- 4.1.3 Beyond the main building complex, extensive components of the 18th century layout of the gardens of the property survive. The most significant features are the tall brick garden walls which form the revetment to the rear terrace, the creation of the walled garden, and the separation between the lawned gardens terracing down from the rear of the house and the more functional garden and service areas to the north-west. Although the enclosed spaces created have largely been re-modelled for alternative later uses, the survival of extensive lengths of the boundary walls is significant.
- 4.1.4 The property as a whole now derives greatest significance from the involvement in the first decade of the 20th century of the prominent and prolific architect, Sir Edwin Lutyens. He carried out a major redevelopment of the estate, including the comprehensive remodelling, over-cladding and extension of the main residence; the creation of a new formal approach to the house through an impressive new gatehouse stable block; and he prepared ambitious designs for the landscaping of the gardens, though these were only partially implemented. The results of his involvement have led to the Grade II\* listing of the house and pavilions; the Grade II\* listing of the gatehouse stable block, and the inclusion of the former parkland area of the estate on the Register of Parks and Gardens of Special Historic Interest, where it is listed Grade II.
- 4.1.5 In contrast to the comprehensive single phase of redevelopment to which the main house was subject, the area under particular consideration in this study – that is, the service area to the south-west of the main house – was never part of any comprehensive ‘set-piece’ design, but developed incrementally. Always an area accommodating the ancillary functions of the country estate - fruit and vegetable production, animal rearing, stabling and coaching – the number and form of the enclosures and structures of the area evolved as changing pragmatic function dictated.
- 4.1.6 The service area developed to the south-west of the former stables associated with the 18th century house, with the construction of a coach house facing it across a generous yard in the mid 19th century. Unfortunately, most elements which formed the small individual yards created at the same time, and the small buildings and structures around

them, have been lost, though limited elements of some of these 19th century structures have been retained and re-used in later structures.

- 4.1.7 As with the main house complex, it was the interventions of Lutyens which fundamentally altered the configuration of these service areas to the north-east of the walled garden. It was he who created the fully enclosed kitchen garden that survives today, with its long heated glasshouses and cold frame extending virtually the full length of the enclosed garden. The enclosure of the kitchen garden also functioned, however, in creating a long narrow yard to its north-east. At this stage, however, the south-west side of this yard comprised primarily a brick boundary wall, though now with two near-identical north-east facing coach houses along its length. It was not until the redevelopment of the property into individual apartments during the 1960's that the service yard was transformed into the linear yard, flanked on either side with garages facing into it, that survives today.
- 4.1.8 It can therefore be seen that, in terms of the relative significance of this area within the property as a whole, it is of considerably lesser significance. The service yard retains only one building relating to the 18th century occupation of the site, and this has been radically altered to remove all trace of its original function. The present configuration of the yard bears only scant comparison to the space which resulted from Lutyens' interventions, and therefore derives little significance from association with the illustrious architect. The kitchen garden survives in a form more reminiscent of Lutyens' design, though the superstructure of the long glasshouses and cold frame have been largely lost, and the rear of the south garages have intruded into the north-east corner of the garden.
- 4.1.9 The construction of the late 20th century structures has been of a relatively poor quality of design and materials, with the result that their present condition is poor. The present marginal use of the earlier service buildings, particularly the East Coach house has also resulted in a lack of regular maintenance, which has again resulted in their present poor condition. The general poor quality of this area impacts negatively on the setting of the important Grade II\* listed building; the setting of the listed West pavilion, and the small gazebo on the terrace to the rear of the house, and it is considered desirable that the area is upgraded to enhance the setting of these important components. However, proposals for any redevelopment of the area must be observant of the need to enhance the setting of the listed buildings, and must be appropriate to the location of the area within that part of the historical estate included on the Register of Parks and Gardens of Special Historic Interest.

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