

**8 GROVE HILL ROAD
ROYAL TUNBRIDGE WELLS, KENT**

Historic Building Record

NGR: 558506 139110



**Commissioned by
MJB Architecture**

**8 GROVE HILL ROAD
ROYAL TUNBRIDGE WELLS, KENT**

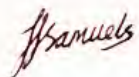

Historic Building Record

NGR: 558506 139110

Planning Ref: 16/502868/FULL

**ASE Project No: 170486
Site Code: GHR17**

**ASE Report No: 2017389
OASIS id: archaeol6-295932**

Prepared by:	Hannah Samuels	Archaeologist	
Reviewed and approved by:	Amy Williamson	Project Manager	
Date of Issue:	September 2017		
Version:	1		

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

SUMMARY

In September 2017 Archaeology South-East (a division of the UCL Centre for Applied Archaeology) carried out a historic building record of 8 Grove Hill Road, Royal Tunbridge Wells, Kent (NGR 558506 139110). The work was commissioned by MJB Architecture and requested by Tunbridge Wells Borough Council, relating to the demolition of the existing buildings on the site for a residential development, together with associated access and landscaping (planning ref. 16/502868/FULL).

The building has two main construction phases, the earliest of which is represented by the southern (rear) half of the structure; cartographic sources date this phase to between 1829 and 1839, and this is corroborated by the physical evidence. Between 1840 and 1867 the building was significantly extended to the north. This coincided with the rapid expansion of Grove Hill Road into a major thoroughfare, partly brought about due to the increased traffic resulting from the construction of the town's railway station, situated a short distance to the north-west of the site.

The northern extension served as a purpose-built shop at ground floor level, with living accommodation above. In order to accommodate the new structure, the original building underwent numerous alterations. This included the insertion of window and door openings into the east elevation, in addition to the subdivision of rooms to accommodate additional WC facilities and a rear access corridor with separate external entrance. A rear lean-to also appears to have been added during the mid-/late 19th century in line with the more widespread provision of WC / outhouse facilities to terraced buildings during this period.

Despite being subject to various alterations, the layout of the original structure can still be appreciated and retains a number of historic fixtures, fittings and fabric. The alteration of the building to incorporate a shop facing onto the main road was clearly spurred on by the development of Grove Hill Road into a major thoroughfare as part of the northwards expansion of the town in the mid-/late 19th century. The shop front itself, although altered, retains its original basic 19th century form.

CONTENTS

List of Figures

List of Plates

- 1.0** Introduction
- 2.0** Scope and methodology
- 3.0** Site location and setting
- 4.0** Statutory designations
- 5.0** Historic background and cartographic evidence
- 6.0** Description of the building
- 7.0** Discussion
- 8.0** Deposition of the archive
- 9.0** Acknowledgements
- 10.0** Bibliography

Figures

Plates

Appendix 1: OASIS Form

Appendix 2: Photographic record

LIST OF FIGURES

- | | |
|------------------|--|
| Figure 1 | Site location |
| Figure 2 | Site plan |
| Figure 3 | James & Joshua Neele's map of Tunbridge Wells (1828) |
| Figure 4 | John Colbran's map of Tunbridge Wells (1839) |
| Figure 5 | John Colbran's map of Tunbridge Wells (1852) |
| Figure 6 | Ordnance Survey map of 1867 (1:2500) |
| Figure 7 | Ordnance Survey map of 1898 (1:2500) |
| Figure 8 | Ordnance Survey map of 1909 (1:2500) |
| Figure 9 | Historic photo of 10 & 12 Grove Hill Road (1907)
(source: Rowlands & Beavis 1994, 141) |
| Figure 10 | Historic photo of Grove Hill Road from the foot of Mount Pleasant (1911)
(source: Rowlands & Beavis 1994, 41) |
| Figure 11 | Ordnance Survey map of 1936 (1:2500) |
| Figure 12 | Ordnance Survey map of 1960 (1:1250) |
| Figure 13 | Ordnance Survey map of 1978 (1:1250) |
| Figure 14 | Existing ground floor plan (scale: 1:50) (source: VKHP Consulting 2011) |
| Figure 15 | Existing basement floor plan (scale: 1:50) (source: VKHP Consulting 2011) |
| Figure 16 | Existing first floor plan (scale: 1:50) (source: VKHP Consulting 2011) |

LIST OF PLATES

Plate 1: View of the building's principal (north) elevation, facing south-west (36)

Plate 2: Detailed view of the building's shop front, facing south (40)

Plate 3: General view of the east elevation, note the inserted window and door openings, facing west (2)

Plate 4: View of the north – south aligned corridor within the south section of the building, facing north (11)

Plate 5: Detail of the match-boarding covering the partition wall to the west of the corridor within the south section of the building, facing north-west (12)

Plate 6: View of the southern ground floor room within the south section (G1), facing west (15)

Plate 7: Detail of the fireplace within G1, facing west (19)

Plate 8: Detail of the partition wall enclosing the southern side of the staircase (G1), facing north-east (25)

Plate 9: Detail of the spring catch fixing on the understair cupboard door (G1), facing north (21)

Plate 10: Detail of the brick flooring within the understair cupboard (G1), facing north (23)

Plate 11: View of the narrow WC created along the southern wall of G2, note the truncated chimneystack, facing west (29)

Plate 12: View of entrance into the north section of the building, G2, facing north-east (30)

Plate 13: Detail of the inserted window within the east elevation of G2, note the match-boarding below, facing east (33)

Plate 14: View of the staircase situated towards the centre of the south section of the building, facing west (26)

Plate 15: Detail of the treads, risers and stair rod fixings, facing north-west (27)

1.0 INTRODUCTION

1.1 In September 2017 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic building record of 8 Grove Hill Road, Royal Tunbridge Wells, Kent (Figure 1; NGR 558506 139110).

1.2 The work was commissioned by MJB Architecture and requested by Tunbridge Wells Borough Council, to be addressed as a condition placed on planning consent relating to the proposed demolition of the existing buildings on the site followed by the construction of residential units (planning ref. 16/502868/FULL). Condition 6 of the planning consent states that:

No demolition shall take place until a written specification and timetable for a programme of building recording for No.8 Grove Hill Road, to be undertaken by a competent person(s) or organisation approved by the Local Planning Authority, has been submitted to and approved in writing by the Local Planning Authority and implementation of that programme has been fulfilled in accordance with the approved programme and all findings submitted to and approved in writing by the local planning authority. The specification shall be in accordance with Level 3 or above as described in Historic England's guidance 'Understanding Historic Buildings: A Guide to Good Recording Practice', 24 March 2016. All works shall be carried out in accordance with the approved details.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

2.0 SCOPE & METHODOLOGY

2.1 The recording involved the survey of 8 Grove Hill Road to Level 3 as defined by Historic England (2016) and as set out in the written scheme of investigation (ASE 2017). A plan showing the structure surveyed is reproduced as Figure 2.

2.2 The record was made by Hannah Samuels and Katya Harrow on 6th September 2017. Subject to accessibility and survival, a photographic record was made of the exterior and interior of the building. The building and its immediate environs were digitally photographed, including general external and internal elevations, setting, street frontages, surviving architectural detail, fixtures and fittings. An index of the digital photography is included as an appendix to this report.

2.3 The written description and photographic record is supplemented by a drawn record of the site, comprising a location plan and measured floor plans. Drawings provided by the client were checked by the surveyors on-site and augmented with additional features where necessary. These drawings have been reproduced as Figures 2 & 14 - 16.

2.4 The building has been vacant for an extended period of time and was in a state of significant disrepair during the site visit. As a result, internal access was limited due to safety concerns. Access to the following areas was not possible during the survey: the shop frontage (north section) at ground floor level, the basement, and the entirety of the first floor and roof areas. Where access was not possible, basic descriptions have been based on the information supplied within the existing proposed conversion works report (VKHP Consulting Ltd 2011) produced for the site and the preliminary contamination risk assessment, produced by Environmental

Assessment Services Ltd in 2016. The rear garden was substantially overgrown and had been subject to fly-tipping, and as such this area was only viewed over the boundary fence. As a result, only a limited view of the rear (south) elevation was visible for recording purposes.

- 2.5 Published sources were consulted at the local studies section of the Tunbridge Wells Library on 6th September 2017, which have been used to inform the background research of the site.

3.0 SITE LOCATION AND SETTING

- 3.1 The site is located at the western end of Grove Hill Road near the junction with Mount Pleasant Road and High Street, in the historic centre of Tunbridge Wells, Kent (Figures 1 and 2; NGR 558506 139110). 8 Grove Hill Road comprises a two storey brick building with a ground floor shop facing the street and a basement beneath its central section. The building occupies the western portion of the land being redeveloped. A second structure (No. 16) occupies the eastern extent of the site.
- 3.2 Tunbridge Wells developed in the early 17th century as a spa town and became very fashionable in the 18th and 19th centuries (Kent County Council 2004). The original centre of the town was further to the south in The Pantiles but over the course of the 19th century the town developed further northwards towards Mount Pleasant. This change was hastened by the building of the railway station at the foot of Mount Pleasant in 1846 causing the old town centre to be superseded.
- 3.3 The site covers an area of c.0.07ha and stands at approximately 96m OD. According to the British Geological Survey, the site lies on Tunbridge Wells Sand Formation (interbedded sandstone and siltstone).

4.0 STATUTORY DESIGNATIONS

- 4.1 8 Grove Hill Road is an unlisted building, situated in the Tunbridge Wells Conservation Area.

5.0 HISTORIC BACKGROUND AND CARTOGRAPHIC EVIDENCE

- 5.1 The local studies section of the Tunbridge Wells Library was consulted to inform the historic background of the site. Information has also been synthesised from the existing reports produced for the site (EAS Ltd 2016; VKHP Consulting Ltd 2011).
- 5.2 The earliest map to show the site at a sufficient scale is James & Joshua Neele's map of Tunbridge Wells, dated 1828 (Figure 3). The map identifies that at this time the area was sparsely developed, except for a continuous line of development at the junction between what is now Grove Hill Road and High Street. A few discrete structures are shown fronting Grove Hill Road, including one apparently in the north-western corner of the site, although the scale and accuracy of the map mean that this cannot be relied upon too heavily.
- 5.3 The first map to show development within the site with certainty is John Colbran's map of Tunbridge Wells, dated 1839 (Figure 4). This map identifies a long,

rectangular development set back from Grove Hill Road which stretches throughout the entirety of the site and appears to form a continuous terrace. The location and form of the structure shown on the map is consistent with the rear part of the existing building and is likely to represent the site's earliest phase of construction.

- 5.4 By the completion of John Colbran's map of Tunbridge Wells, dated 1852 (Figure 5), it appears the development shown on the earlier map had been extended northwards to front Grove Hill Road. The southern extent of the site remained undeveloped. This map also reflects the construction of the town's railway station to the north-west of the site which occurred in 1846 (ASE 2017). A tunnel or railway track is shown to pass from the station, to the south of the site. The construction of the railway caused the town centre to shift northwards throughout the 19th century from The Pantiles towards Mount Pleasant (KCC 2004). This in turn spurred on the development of the surrounding area, including that of the site.
- 5.5 The Ordnance Survey map of 1867 (Figure 6) provides a more detailed depiction of the site. The site is seen to encompass five buildings, each with rear gardens / yards. The eastern part of the site is occupied by a terrace of four buildings, whilst the fifth building (No. 8), is separated from these by a narrow alley. This structure forms part of a similar terrace to the west, the neighbouring structures of which lie outside the site boundary. The building bordering the western boundary of the site (No. 8) forms the subject of this study. The building has a rear yard, the southern end of which appears to be occupied by a rectangular outbuilding. The site is shown within a predominantly residential area, with similar terraced buildings located around the junction of Grove Hill Road, High Street and Mount Pleasant Road, to the west. A smithy and a public house are identified on land to the east of the site.
- 5.6 The Ordnance Survey map of 1898 (Figure 7) shows a number of minor variations when compared to the previous map, including the loss of the outbuilding to the rear of No. 8, in addition to the construction of a small structure within the rear yard which is likely to have served as a WC or coal shed. The remainder of the building is unchanged. The eastern terrace occupying the remainder of the site is shown relatively unaltered, with the exception of the construction of an outbuilding to the rear of No. 12 and the extension of the easternmost terraced building (No. 16), which is now shown joined to its rear outbuilding to form a long building along the eastern site boundary.
- 5.7 The site remains relatively consistent on the Ordnance Survey map of 1909 (Figure 8), except for the construction of an additional outbuilding joining No. 12 to its pre-existing outbuilding. No. 8 remains unchanged. A pair of historic photographs show the site at this time as viewed from Grove Hill Road. The first photograph (Figure 9) was taken in 1907 and is of Nos. 10 and 12, which was occupied at this time by Edwin Powell, electrical, motor and cycle engineer. The shop front displays, complete with set-back glazing, nail-head moulded pilasters and console detailing are similar to those viewed on the existing frontage of No. 8. The second photograph (Figure 10) gives an oblique view of the street frontages of all the site structures as viewed in 1911. Particularly notable is the north elevation of No. 8, which together with No. 6 forms a pair of matching gables each with oculus detailing. It also shows shop signage, which is useful in identifying that by this date, the front part of No. 8 was in use as a shop.
- 5.8 The Ordnance Survey map dated 1936 (Figure 11) shows no changes within the site. By the completion of the Ordnance Survey map of 1960 (Figure 12) the two outbuildings to the rear of No. 12 had been joined to form one large structure.

Additionally, No. 16 is shown divided into two units. No changes are shown to the remaining structures.

- 5.9 By the completion of the Ordnance Survey map of 1978 (Figure 13) the site had undergone significant change. Three of the buildings forming the eastern terrace had been demolished and the easternmost structure (No. 16) had lost its rear section. A rectangular structure is shown adjoining the western side of No. 16, creating modern shop units along the street frontage. The narrow alleyway once separating No. 8 from the eastern terrace is no longer distinguishable, instead a large central yard has been created between the two existing buildings (No. 8 and 16). A vehicle entrance to the yard is shown in the former location of No. 10. No. 8 is shown unchanged. The site is shown as existing, apart from the rear extension to No. 8 which appears to remain *in-situ* until c.1990 (Google Maps), after which it appears to have been demolished.
- 5.10 It is understood from conversation with staff at Hoopers (department store opposite the site) that the retail area of No. 8 previously operated as a butcher's during the 1960s, and latterly as a record shop (from c.1970s, end date unknown). The rear of the building is understood to have been in residential use. No. 16 is understood to have most recently been used as an antiques shop, display units for goods sold by Hoopers and the rear area plus basement were used as a maintenance workshop for the Hoopers department store (exact dates unknown). Both structures are now redundant of use.

6.0 DESCRIPTION OF THE BUILDING

Overview

- 6.1 No. 8 Grove Hill Road forms an end-of-terrace building located along the western boundary of the site. The building is the easternmost structure in a terrace of four buildings which extend west from the site. The three other buildings lie outside of the site and as such do not form part of this report. The building is rectangular in form, aligned essentially north – south, and is arranged over two storeys plus a basement extending below its central section. The principal elevation faces north and fronts Grove Hill Road. Cartographic and physical evidence indicates that the building has two main construction phases: the original phase dating to the early 19th century (c. 1839) is located at the rear of the current structure. At some point during the mid-/late 19th century (pre-1867) a second construction phase was undertaken and the existing shop front area was built to the north. The rear half of the building has a shallow fully-hipped slate-covered roof which continues over the rear part of No. 6 and beyond. The front half of the building has a steeper slate-covered roof with gables to the north and south. Roofing felt is visible on the south gable where it is linked to the rear roof structure by a lower pitched roof. Three full-height brick chimney breasts are situated against the party wall with the adjoining property (No. 6). The building's south and east elevations are constructed of painted brick laid in English bond, the north elevation has been rendered. The building is accessible from the north via the principal shop entrance and from an inserted opening within the east elevation.

Exterior

- 6.2 The principal (north) elevation (Plate 1) is cement-rendered and scored to imitate the appearance of ashlar masonry. It incorporates an original shop front at ground

floor level indicating the building's original purpose. The majority of the space is filled by a substantial full-height plate glass display window with transom light and an inset doorway. Both the window and doorway are modern, as is typical of shop fronts which are commonly the most vulnerable part of a shops architecture (Morrison 2003, 41). The display window is angled inwards towards the doorway which is situated to the east. Although the design is overtly modern, historic photographs of the neighbouring properties (Figure 9) indicate that they also had variations of inset plate glass displays, flush façades being an uncommon feature in shop front displays at least until the mid-/late 20th century (Morrison 2003 47). The photos illustrate the way the availability of relatively inexpensive sheet and plate glass by the 1850s and 1860s, had revolutionised shopfront design. Prior to this date, wholesale use of large glass panes would have been uncommon, with a preference for open fronts with cloth or shutters used as an alternative (Morrison 2003, 42).

- 6.3 The display window (Plate 2) is set within cement-rendered pilasters, each decorated with bead-moulded edging and nail-head incision panels; the decorative panel on the western pilaster has been covered with modern ply-board. Both pilasters are topped with ornate consoles, decorated with arched-head incisions, and each are supported on stepped brackets displaying saw-tooth banner moulding. Above the modern transom light is a slender fascia topped by a cornice set with a continuous dentil relief. The architectural features are all characteristic of the mid-/late 19th century. Earlier shop-front designs post-dating the 1840s tended to favour 'the Palladian or Italianate styles but before long prominent classical columns were ousted by simpler pilasters, and full entablatures gave way to fascias that terminated in consoles.' (Morrison 2003, 49-50). Historic photographs of No. 10 and 12 Grove Hill Road (Figure 9) identify that the shop-front surround of No. 8 has stayed relatively consistent since the turn of the 20th century, with many features including pilasters, consoles and cornice detailing, mirroring that described. The neighbouring properties have used their entablatures as name fascias (in this case E. Powell), a common use after 1762 when a law was enacted in London prohibited the hanging of signs (Morrison 2003, 42). Despite this, a historic photograph of Grove Hill Road (Figure 10) clearly indicates the combined use of both name fascias and hung signs on both No. 8, and Nos. 10-12.
- 6.4 A single un-horned sash window is set centrally at first floor level, with projecting sill and deep-set stepped jamb moulding. The glazing itself comprises three-over-three panes, set within thin glazing bars. The same window arrangement can also be seen above No. 6 and the former Nos. 10 and 12 Grove Hill Road, as seen in historic photographs (Figures 9 and 10). Above the window is the north gable of the pitched roof, detailed with a plain oculus and raking cornice.
- 6.5 The building's east elevation (Plate 3) is constructed in painted English-bonded brickwork, the absence of render is typical on non-principal elevations and expected in this case due to the elevation's former outlook onto a narrow alley pre-1960. The building's phased construction is particularly evident on this side, as evidenced by a closed straight joint between the north and south halves of the structure. The straight joint matches the change in roof structures, in addition to a noticeable change in floor level, sloping to the north. The north half of the elevation has a single inserted window set off-centre to the south at ground floor level, with flush cement lintel. A series of narrow ventilation grilles have been additionally inserted at ground and eaves level. All openings form modern insertions as evidenced by the truncated surrounding brickwork, matched with cement patch repairs. It is likely that the window was inserted following the demolition of the terraced buildings to the east

c.1970s when additional natural light would have become available. The nature of the window and grilles is uncertain due to their external boarding.

- 6.6 The southern half of the building's east elevation contains a single window at ground and first floor levels, set off-centre to the north and both inserted. The ground floor window has an arched brick lintel and flush brick sill. That at first floor has a flush concrete lintel and brick sill. Although both windows are externally boarded, internal inspection at ground floor level identifies that this window comprises an un-horned eight-over-eight pane sash with thin glazing bars. Information collated from pre-existing site reports (VKHP Consulting 2011) identifies that the first floor window comprises a three-over-six pane sash. The remainder of the elevation is plain except for an inserted doorway at the southern end. The opening has an arched brick head but the lack of closers to either jamb indicate it is later insertion. The door itself is set within an ephemeral timber frame which sits unsatisfactorily with the arched lintel. The door comprises a modern four panel design. It is likely that both the doors and windows were added on this part of the building when the northern half was constructed during the mid-/late 19th century. The construction of the northern half of the building would have blocked the original light source from this side, necessitating the need to insert additional openings to the east. The doorway appears to have been added at the same time to create independent access to the southern half which is likely to have originally served as a residential dwelling.
- 6.7 Visibility of the south elevation was limited (see Section 2.4). The elevation is constructed in painted English-bonded brickwork. A single window is set off-centre to the west at both ground and first floor levels. Both windows appear to display shallow arched brick heads and projecting brick sills. Windows were externally boarded but internal inspection identified the first floor window matched that to the east at first floor level, while the ground floor level window had been removed. A doorway is situated at ground floor level at the eastern end of the elevation, although its details could not be recorded due to extensive vegetation growth. The door itself had been removed and replaced with modern ply-board. A faint scar left by a pitched roof was visible above the rear doorway which is likely to have formed part of the rear lean-to shown on the 1867 mapping (Figure 6).
- 6.8 The garden to the rear of the building was inaccessible during the site visit (see Section 2.4), instead a visual record was made from outside its eastern boundary. The boundary comprised a combination of timber fencing and brick walls, separating the garden from the present parking area. A small area of brick wall retained at ground level adjacent the rear doorway appears characteristic of the 19th century and could possibly form part of the east elevation of the now demolished lean-to. The remaining fencing and the stretcher-bonded brick walling is of modern construction. Information collated from the pre-existing site report produced by VKHP Consulting (2011) identified that the western boundary of the garden appeared to comprise a brick wall, although a detailed account could not be given due to overgrown vegetation. The southern boundary comprises modern timber fencing which extends along the entire southern site boundary. The southern half of the garden is set at a significantly higher ground level than that to the north and separated by a brick wall. This change in level appears to conform to the division seen on the Ordnance Survey map of 1867 (Figure 6), identifying the rear yard.

Interior

Overview

- 6.9 Internally the building is divided into north and south sections (Figure 14). The north section comprises retail space to the front of the building (G3) and a single room above at first floor level (F3). The south section comprises a single room to the north (G2) which has been partitioned on its southern side to a house a small WC. This room has been joined to the north section via a single doorway within the north wall, served by a small flight of steps to accommodate the change in floor levels. Below this room is the basement (Figure 15), accessed via a former stairwell beneath the suspended timber floor of the retail space to the north. The rear area of the southern section comprises an access corridor served by the east and south entrances, which provides access to a staircase to the first floor, a single living room with understair cupboard (G1), and the WC. The first floor was inaccessible during the time of the visit due to safety concerns, however floor plans provided by the client (Figures 16) indicate that when the plans were produced in 2011 the south section comprised two equally sized rooms (F1 and F2) both served by the central staircase. The room to the north (F2) had been subdivided with the insertion of a lightweight stud partition to create corridor access to the room situated above the retail space (F3) located within the north section of the building. The rooms were each heated by a fireplace situated against their western walls. The creation of the corridor to the north section, had resulted in the separation of the fireplace originally serving F2 from the remainder of the room.

Ground Floor (Figure 14)

- 6.10 The south section of the building comprises the earliest part of the structure, with both cartographic and constructional evidence dating it to the early 19th century (c. 1839). The principal entrance to this part of the building is situated within the east elevation. This opens out into the north – south aligned access corridor (Plate 4). The corridor floor has been stripped to expose the bare ground below and is set significantly lower than the external ground level. Regularly spaced brick sleeper walls set upon the ground originally supported a timber board floor above, fragments of which can be seen at the northern end of the corridor. The corridor has been created by the insertion of a timber studwork partition wall (measuring a width of 150mm) with lath and plaster coverings to the west. The adjacent wall to the east comprises plastered brickwork. All walls have multiple layers of wallpaper coverings, including the internal face of the door panels. The corridor terminates to the south with a ply-board doorway set within a relatively plain timber frame, which provides access to the garden and former rear lean-to (now demolished). A set of brick steps provide access to the rear doorway from ground level. The northern end of the corridor terminates with a plain internal doorway, only the frame of which remains *in situ*. Immediately to the west of the doorway is the staircase to the first floor, the opening of which is set within a plain slender timber frame, suggesting it housed a door at some point during the 20th century. South of the staircase is the inserted partition wall which houses a single doorway into the adjacent room. Nailed bare match-boarding covers the lower half of this slim section of wall (Plate 5), each board measuring between 110mm and 250mm. The doorway itself has lost its door but retains a timber sill and plain frame.
- 6.11 To the west of the entrance corridor is the remainder of what would have formed the original building's rear room (G1) (Plate 6). It has been sub-divided to accommodate the corridor along its eastern side, which was presumably done in conjunction with

the insertion of the eastern external doorway following the structure's expansion. It now forms a relatively small square plan. The floor has been stripped in a similar way to the adjacent corridor, but a small number of timber boards are retained within the north-west corner of the room. The ceiling comprises a lath and plaster covering, made visible due to failed sections of plaster. A modern softwood frame interrupts the central space and has been inserted to provide additional support to the floor above. A large window opening within the south elevation originally lit the room, this has now lost its window and is currently boarded. Framing the window are areas of retained vertically laid match-boarding terminating at a shallow projecting timber dado rail, areas of which have been covered with wallpaper. The lower half of the wall has been stripped but fragmentary plaster covering indicates its former finish. The remainder of the room is dominated by a large chimneystack against the west party wall (Plate 7). The fireplace comprises an early/mid- 20th century tiled surround with keystone detailing and rounded edging, with a 19th century cast iron inset and hearth. The mantle is of stained timber, relatively plain and dates to the mid-/late 20th century. Due to the location of the staircase, the chimneystack is set off-centre to the north. The southern alcove is filled with a fitted cupboard which appears early 20th century in nature with shallow bead-moulded trims and recessed panelling. Only the upper cupboard doors survive, the lower pair having been affected by rot and removed. The north wall comprises a timber stud partition with a lath and plaster covering (Plate 8) which encloses the staircase beyond. A single slender door at the west end of this wall gives access to an understair cupboard. The door comprises four recessed panels, each decorated with embossed wallpaper. The frame is slender with a moulded top, a notable feature includes a spring latch fixing (Plate 9), the style of which is characteristic of the 18th and early 19th centuries (Hall 2005, 59). The wall itself is covered with multiple layers of wallpaper on its upper half, the earliest of which has a hessian scrim underlayer which indicates a hanging process typically recorded from the 19th century onwards (Rosoman 2009). The lower half of the wall (not affected by stripping) is clad with vertically-laid painted match-boarding which terminates at the doorway with a bead-moulded trim and is topped by a slim projecting timber dado rail. The understair cupboard has a painted brick wall to the west which supports two ephemeral timber shelves. The remaining walls are covered with a combination of wallpaper and match-boarding as elsewhere. The floor comprises orange brickwork set on the natural ground (Plate 10). The stair has been additionally supported by the insertion of modern softwood framework on its underside.

- 6.12 The remainder of the south section of the building is accessed through the internal doorway at the northern end of corridor. This opening leads through into a narrow passage which has been created through the partitioning of the adjacent room (G2), which would have originally formed the remainder of the ground floor area of the structure. The passage serves as a narrow WC, the insertion of which partially blocks the entrance to the rear corridor. The passage itself is sub-divided by the insertion of a cubicle door. The floor comprises suspended timber boards, set higher than the retained flooring to the south, presumably to allow the insertion of modern services and to accommodate the basement. The south wall forms an original internal partition and is covered with a plastered finish. The north wall comprises a modern lightweight stud-partition with plasterboard coating. The later insertion of this wall has resulted in the truncation of the chimneystack to the west (Plate 11). The west wall forms the party wall with the neighbouring property; it is constructed in brickwork and finished with plaster.
- 6.13 A modern doorway within the north partition wall provides access to the remainder of the room. This room has been affected by wet and dry rot and as such could not

be entered due to safety concerns (see Section 2.4), instead a record was made from the southern doorway. The room comprises a rectangular plan which is lit from the east. The flooring comprises suspended timber boards, failed areas of which reveal the basement which extends below. Walls are predominantly of painted plaster, except for a small area on the east wall which is clad with match-boarding (as elsewhere) on its lower half, topped by a timber dado rail. Areas of failed plaster on the west wall indicate a soft orange brick laid in English bond. The north wall contains a single doorway (Plate 12) at its eastern end which provides access to the north section via a short flight of timber steps (G3). Located centrally between the western door jamb and the west wall is a blocked window. Unlike all other internal walls, the north wall is constructed in brickwork with a plaster finish. This matches the construction of the existing external elevations and is expected considering this wall would have originally served as the building's principal elevation prior to construction of the north section. The original external doorway is likely to have been situated in the location of the current opening, although the present door and moulded timber frame are later replacements. The room would have originally been lit from the blocked window set within the north wall but following the construction of the north section alternative lighting was provided by the insertion of a window within the east wall (Plate 13). The ceilings are as elsewhere and supported with similar modern softwood framework as that previously described. The room was originally heated by a substantial fireplace to the west, although this has been blocked.

- 6.14 The ground floor level of the north section (G3) was inaccessible during the time of the survey, therefore the current layout could not be confirmed. Floor plans produced in 2011 (Figure 14), indicate that at this time the area comprised a single rectangular room accessed externally via the northern street frontage. The room is lit front the large display window to the north and by a single window to the southern end of the east elevation (nature unknown). Plans indicate that the room was heated by a fireplace located within the west wall. Structural surveys produced for the site (VKHP Consulting 2011) record the sole entrance to the basement is located adjacent to the dividing party wall between the north and south sections of the building. The entrance itself is recorded as a former timber staircase (now rotten and removed) located within a brick-built stair-well beneath a suspended timber floor.

Basement (Figure 15)

- 6.15 The basement was inaccessible during the time of the survey but floor plans created in 2011 suggests that its form matches that of G2 situated above. Structural surveys (VKHP Consulting 2011) note the walls were constructed in bare brick. It was common for residential dwellings dating to the early 19th century to be constructed with basements that would have originally been used to store coal. This seems a likely use for this basement before its subsequent conversion to accommodate storage for the shop created to the north. The basement entrance would have originally been external, creating easy access for fuel deliveries.

Stair

- 6.16 The stairs (Plate 14) are situated towards the centre of the south section of the building. They comprise a relatively narrow straight flight which rises from east to west, formed of with timber risers and treads, set within a closed string. A continuous run of metal stair rods (Plate 15) and an area of unpainted timber, indicate that the centre of the stair was carpeted at some point during its history. The stair opens up at first floor level onto a small landing with doorways set at a higher level to the north and south. The north and south walls enclosing the stair are clad with match-

boarding on their lower half which terminates in a rounded timber dado rail. The upper halves are plastered and covered with wallpaper. The match-boarding has been subsequently covered with paint and wallpaper since its insertion.

First Floor (Figure 16)

- 6.17 The first floor level was inaccessible during the survey (see Section 2.4). A summary of the layout has been given above (see Section 6.1).

Roof

- 6.18 The roof space was inaccessible during the survey (see Section 2.4).

7.0 DISCUSSION

- 7.1 The building has two main construction phases, the earliest of which is represented by the southern (rear) half of the structure; cartographic sources date this phase to between 1829 and 1839, and this is corroborated by the physical evidence. Between 1839 and 1867 the building was significantly extended to the north. This coincided with the rapid expansion of Grove Hill Road into a major thoroughfare, partly brought about due to the increased traffic resulting from the construction of the town's railway station situated a short distance to the north-west of the site. Physical evidence for the different construction phases can be seen both internally and externally. Externally, evidence includes an obvious straight joint and change in ground levels visible on the east elevation. The change in roof styles above the southern and northern halves of the structure are also a clear indication of separate construction dates. Internally, it is clear that the wall which divides the north and south sections of the building (G2), was constructed as an external brick-built elevation, which latterly became internalised following the construction of the northern extension.
- 7.2 The construction of the southern half of the building in English-bonded brickwork on shallow earth foundations and its shallow-pitched roof, together with surviving internal fixtures and fittings such as match-boarding to the walls, the use of hessian-backed wallpaper and a spring latch fitting to the understair cupboard door are all commensurate with the early 19th century date suggested by the map evidence.
- 7.3 The original structure would have comprised two ground floor rooms of equal size. The basement extending below the front (north) room would have been built as a coal store with an external entrance. The two rooms, likely to have served as a living room (north) and kitchen (south) were accessed via an entrance to the north and a rear garden entrance to the south. Internal doorways were commonly situated at the foot of the stair separating the two rooms with this type of layout. Each room would have been heated by a central fireplace to the west wall and lit from their respective external elevations to the north and south. The first floor level would have matched that below. The function of the initial structure would have served as a residential dwelling set back from Grove Hill Road which was to become a main thoroughfare by the mid-19th century thanks to the construction of the town's railway station a short distance to the north-west in 1846.
- 7.4 Following the construction of the northern section, the original structure underwent various alterations to accommodate the new layout. Internally, the original north elevation became an internal partition with the entrance providing access to the northern half via a series of steps to accommodate for the change in floor levels.

The window within this elevation was blocked and an alternative was sought via the insertion of a window to the east. It appears that the northern extension was built to accommodate a shop (fronting the rapidly developing Grove Hill Road) at ground floor level, with accommodation above. The shop is known to have been occupied by a butcher from the mid- 20th century onwards and most recently as a record shop, until its closure. It appears that when the building was extended to the north, a rear-lean was also added to the rear (now demolished) and was presumably in use as a WC/outhouse – a common feature of terraced buildings during this period. At some point during the 20th century, the northern half of the ground floor was separated from the south section to isolate the shop from the living quarters. The separation of the structure appears to have led to the rather awkward construction of the WC facility along the southern wall of G2, as the northern section would no longer have had access to the facilities within the southern half of the building. The creation of a separate residential entrance and access corridor within G1 of the southern section appears to have occurred well before this separation and is likely to have been constructed when the northern extension was built, as evidenced by the physical fabric of the partition wall. Access to the first floor room above the shop appears to have stayed as residential space connected with the south section of the building. The location and fabric of the existing staircase suggests it is original.

- 7.5 Despite being subject to various alterations, the layout of the original structure can still be appreciated and retains a number of historic fixtures, fittings and fabric. The alteration of the building to incorporate a shop facing onto the main road was clearly spurred on by the development of Grove Hill Road into a major thoroughfare as part of the northwards expansion of the town in the mid-/late 19th century. The shop front itself, although altered, retains its original basic 19th century form.

8.0 DEPOSITION OF THE ARCHIVE

- 8.1 The project archive will be deposited with a suitable local museum pending discussion, under the site code GHR17. The archive will comprise all survey material collected and produced in undertaking the project. A further digital copy of the report (including plans, illustrations and photographs) will be supplied to the Kent HER on CD-ROM in a .pdf format so that the results may be added to the Historic Environment Record.

9.0 ACKNOWLEDGEMENTS

- 9.1 Archaeology South-East would like to thank MJB Architecture for commissioning this report.

10.0 BIBLIOGRAPHY

Archaeology South-East (ASE), 2017. *8 Grove Hill Road, Tunbridge Wells, Kent; Historic Building Record Written Scheme of Investigation*

Calloway, S., 1996. *The Elements of Style: An Encyclopedia of Domestic Architectural Detail (New Edition)*. London: Octopus Publishing.

ClfA. 2014a. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*.

Edina Digimap
<http://digimap.edina.ac.uk/roam/historic>
Accessed: 8th September 2017

Environmental Assessment Services Ltd (EAS Ltd), February 2016. *8-16 Grove Hill Road, Tunbridge Wells, TN1 1RZ; Preliminary Contamination Risk Assessment*

Google Maps – Historic Roam
<https://www.google.co.uk/maps/>
Accessed: 8th September 2017

Hall, L., 2005. *Period House Fixtures & Fittings, 1300-1900*. Countryside Books.

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*. Swindon: English Heritage.

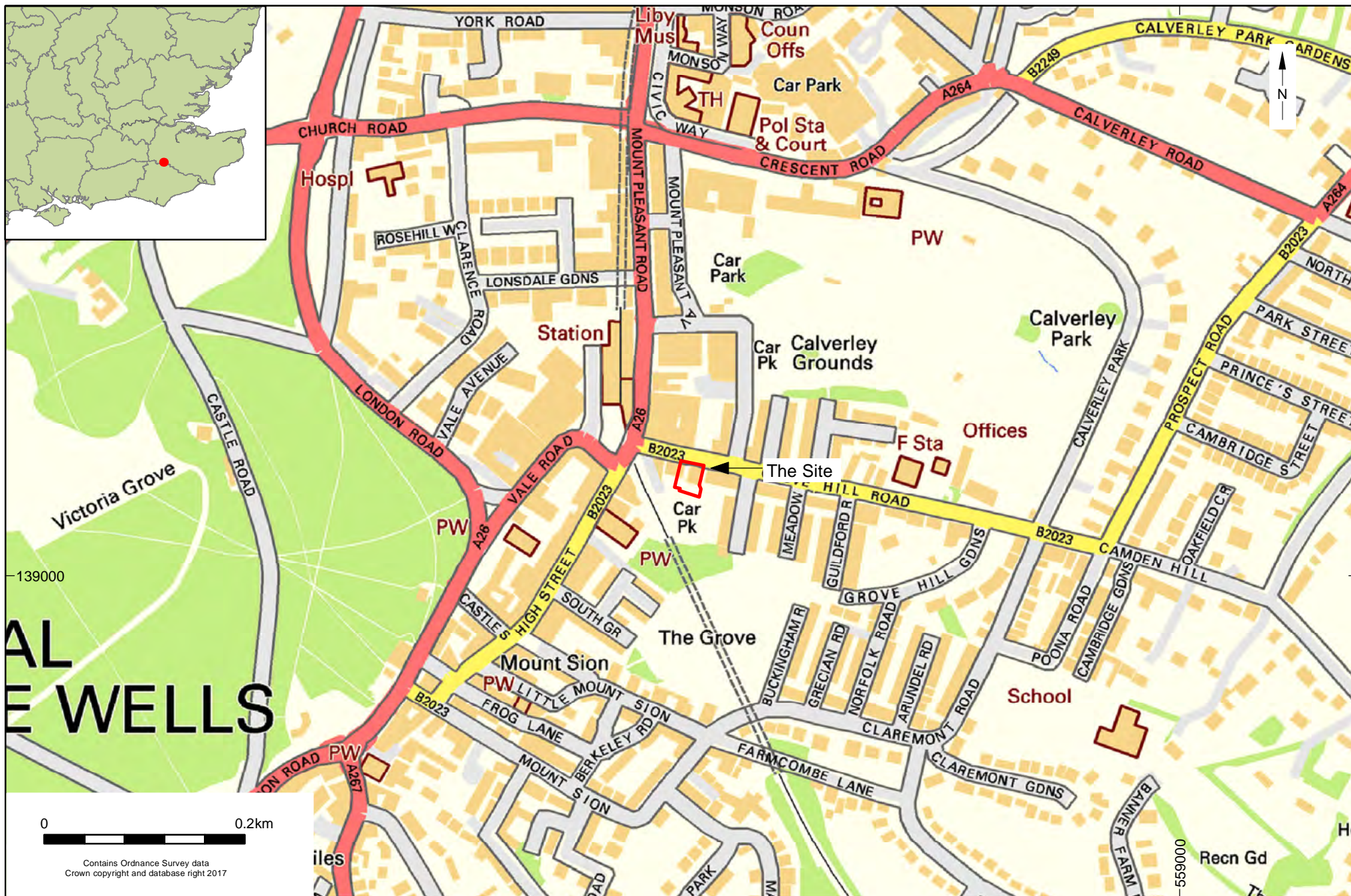
Kent County Council 2004. *Kent Historic Towns Survey: Tunbridge Wells: Archaeological Assessment Document*. English Heritage / Kent County Council

MAGIC
<http://magic.defra.gov.uk/home.htm>
Accessed: 8th September 2017

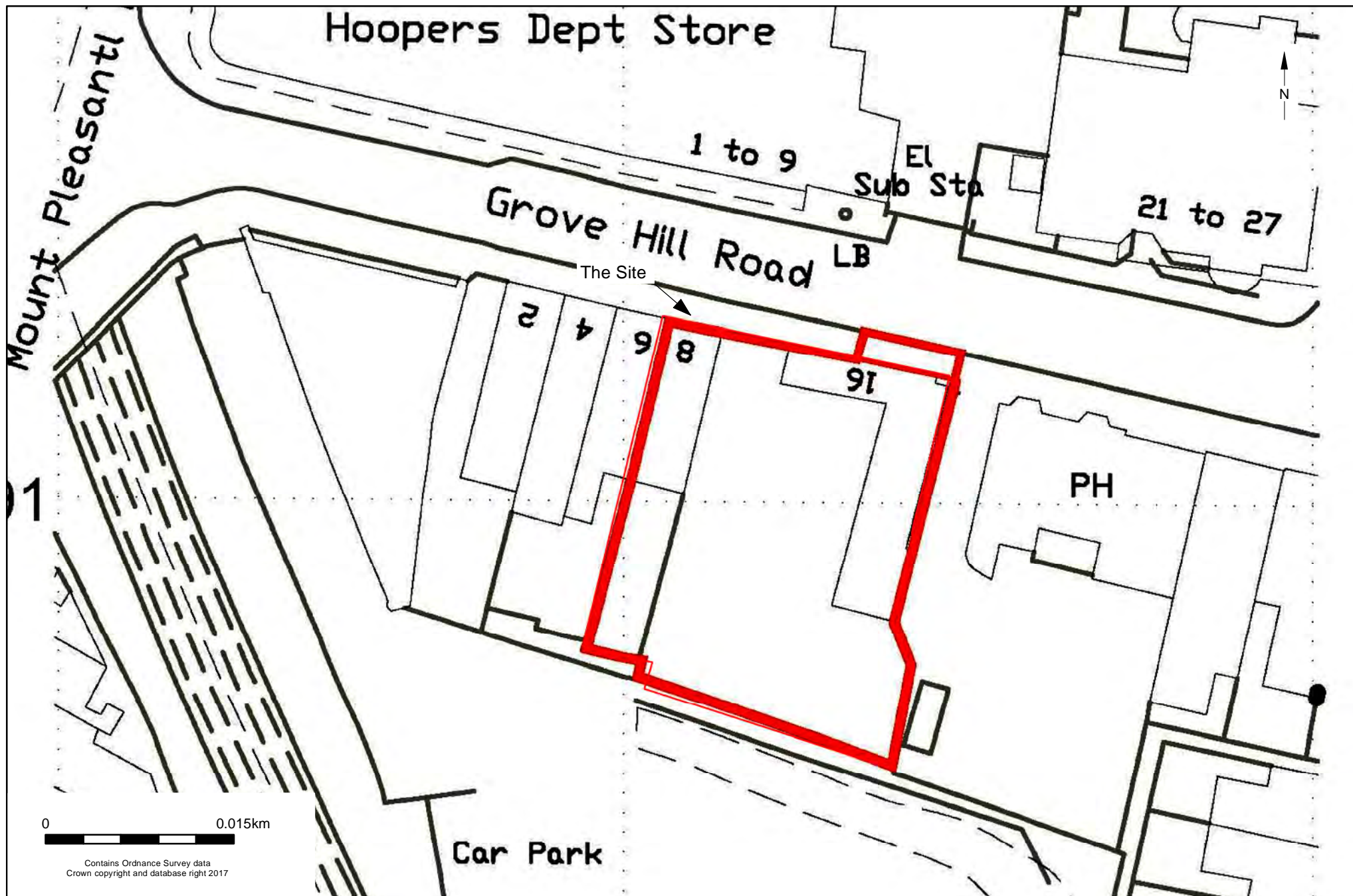
Morrison, K.A. 2003. *English Shops and Shopping; An Architectural History*. English Heritage

Rosoman, T. 2009. *London Wallpapers; their Manufacture and Use 1690-1840*. English Heritage

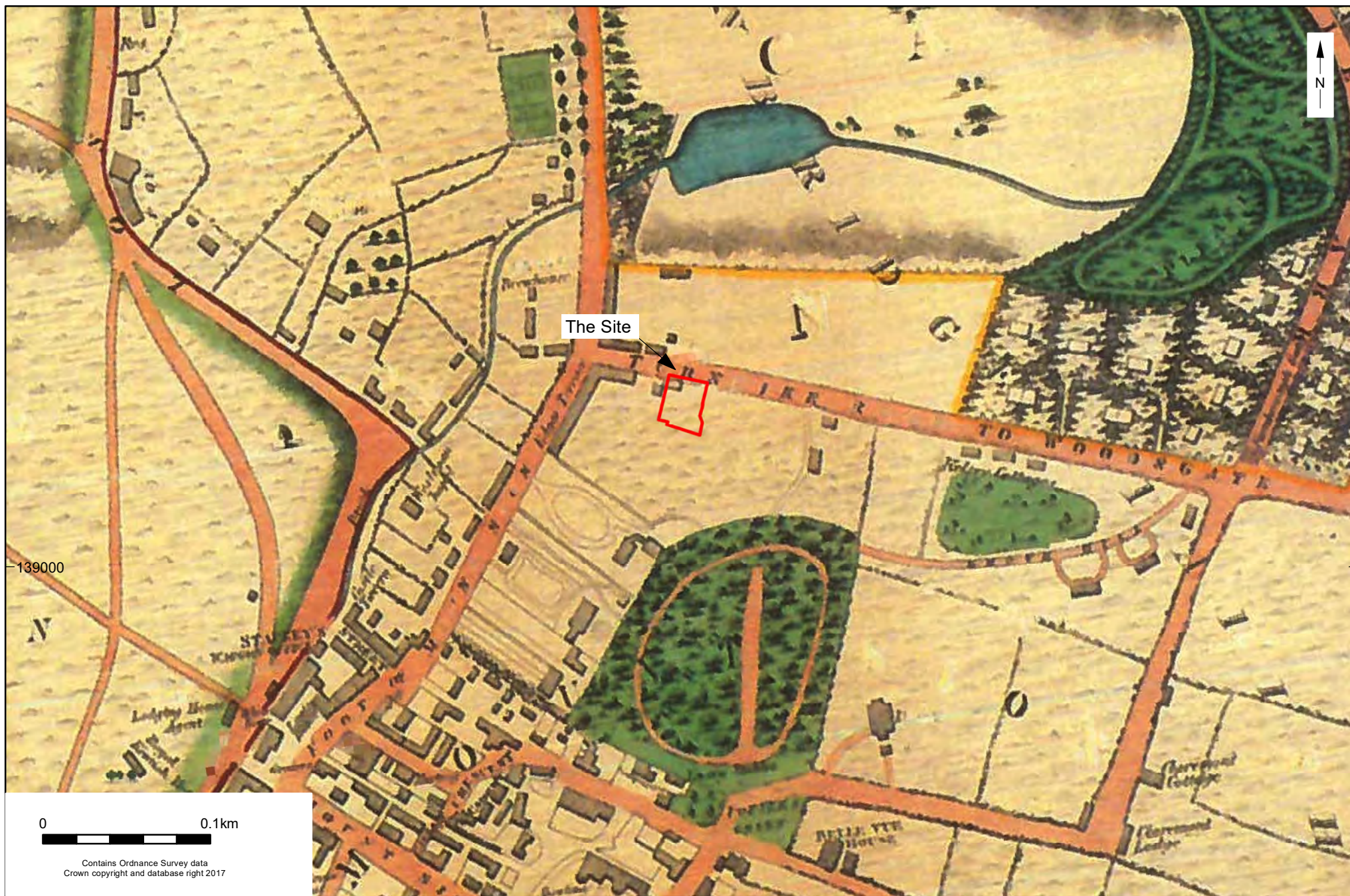
VKHP Consulting Ltd, October 2011. *Proposed Conversion Works at 8 Grove Hill Road, Tunbridge Wells, Kent, TN1 1RZ*.



© Archaeology South-East		8 Grove Hill Road, Royal Tunbridge Wells, Kent	Fig. 1
Project Ref: 170486	September 2017	Site location	
Report Ref: 2017389	Drawn by: HS		



© Archaeology South-East		8 Grove Hill Road, Royal Tunbridge Wells, Kent	Fig. 2
Project Ref: 170486	September 2017	Site plan	
Report Ref: 2017389	Drawn by: HS		



© Archaeology South-East

Project Ref: 170486

September 2017

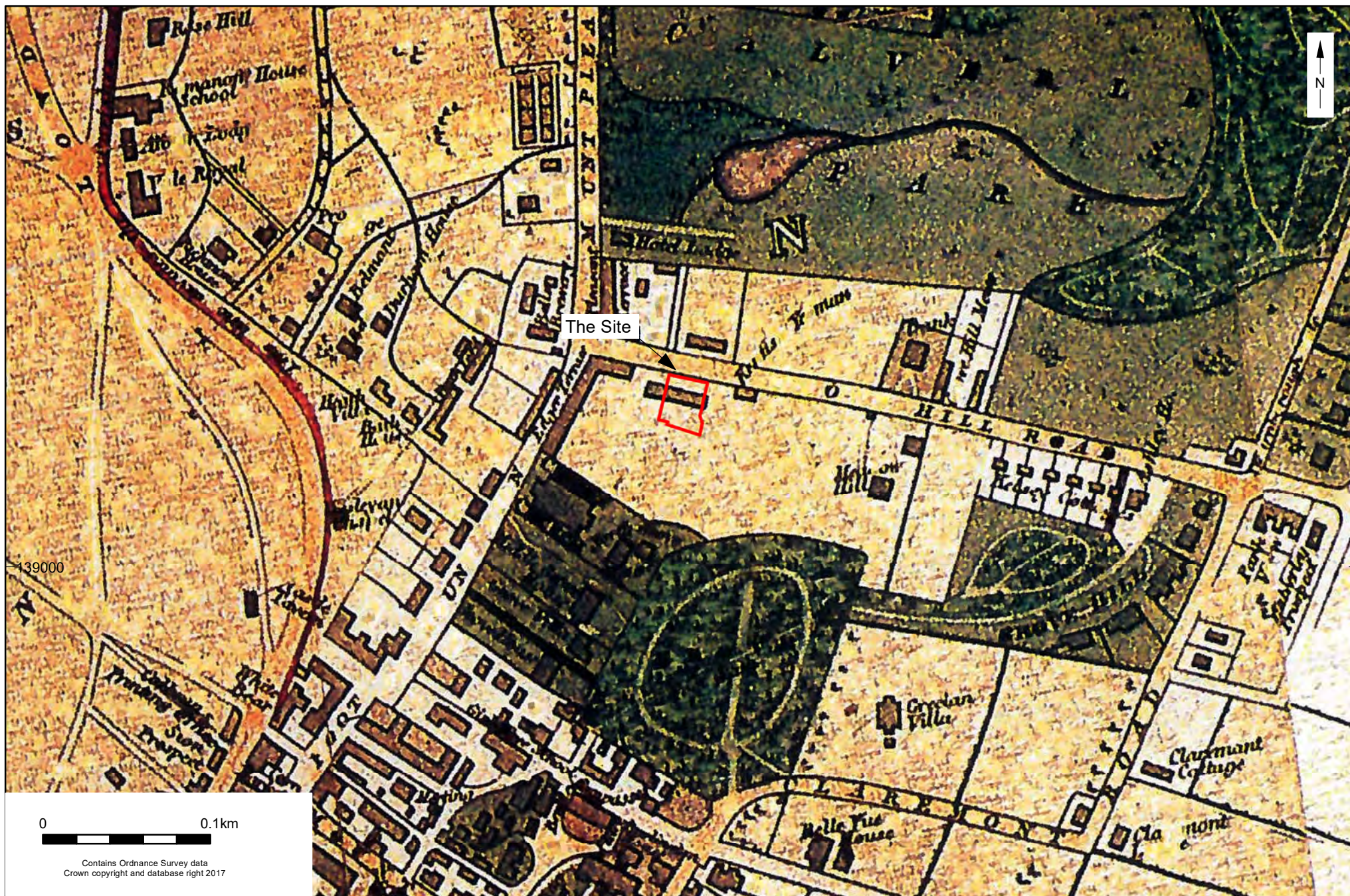
Report Ref: 2017389

Drawn by: HS

8 Grove Hill Road, Royal Tunbridge Wells, Kent

James & Joshua Neele's map of Tunbridge Wells (1828)

Fig. 3



© Archaeology South-East

8 Grove Hill Road, Royal Tunbridge Wells, Kent

Project Ref: 170486

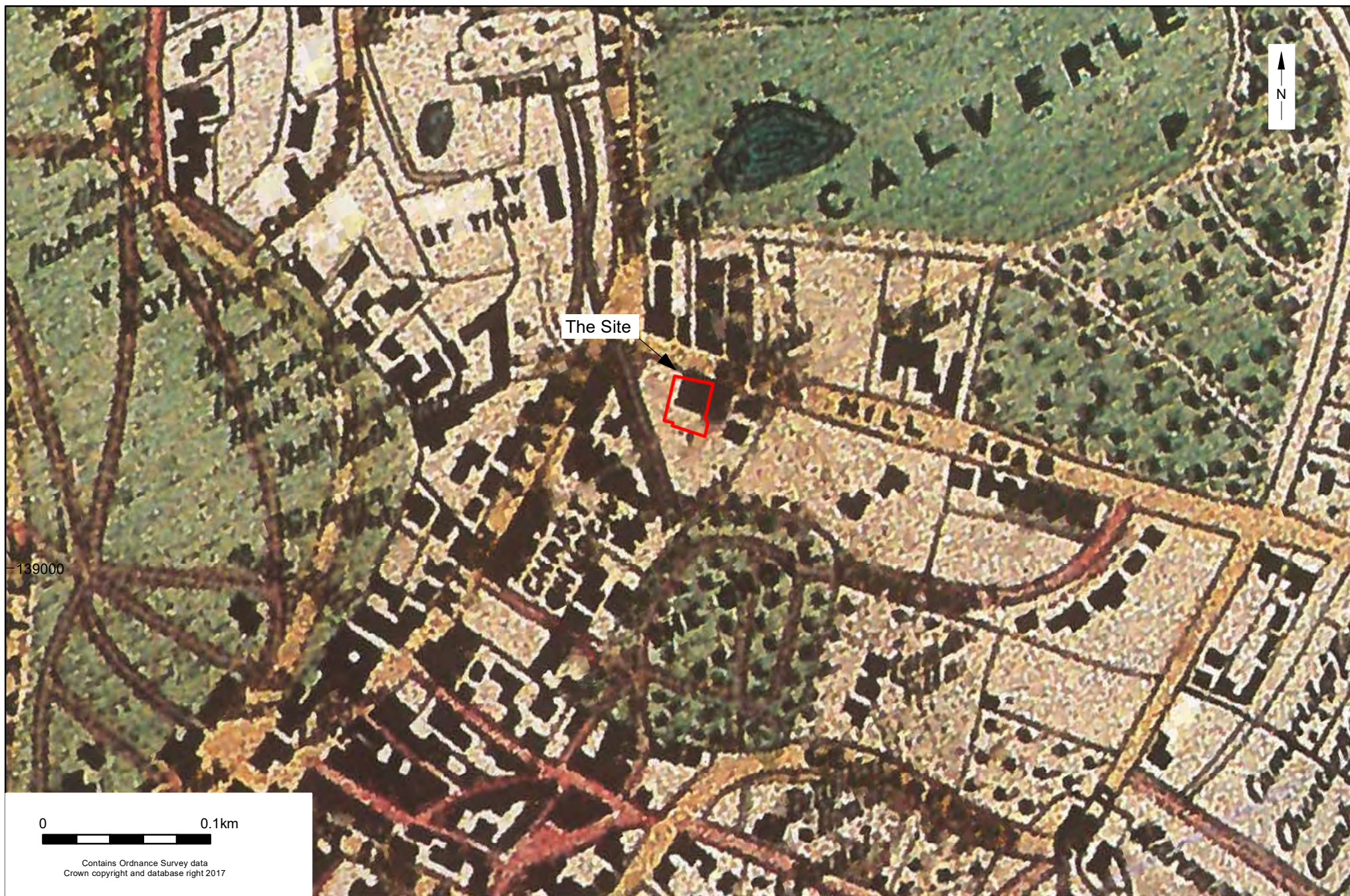
September 2017

John Colbran's map of Tunbridge Wells (1839)

Report Ref: 2017389

Drawn by: HS

Fig. 4



© Archaeology South-East

8 Grove Hill Road, Royal Tunbridge Wells, Kent

Project Ref: 170486

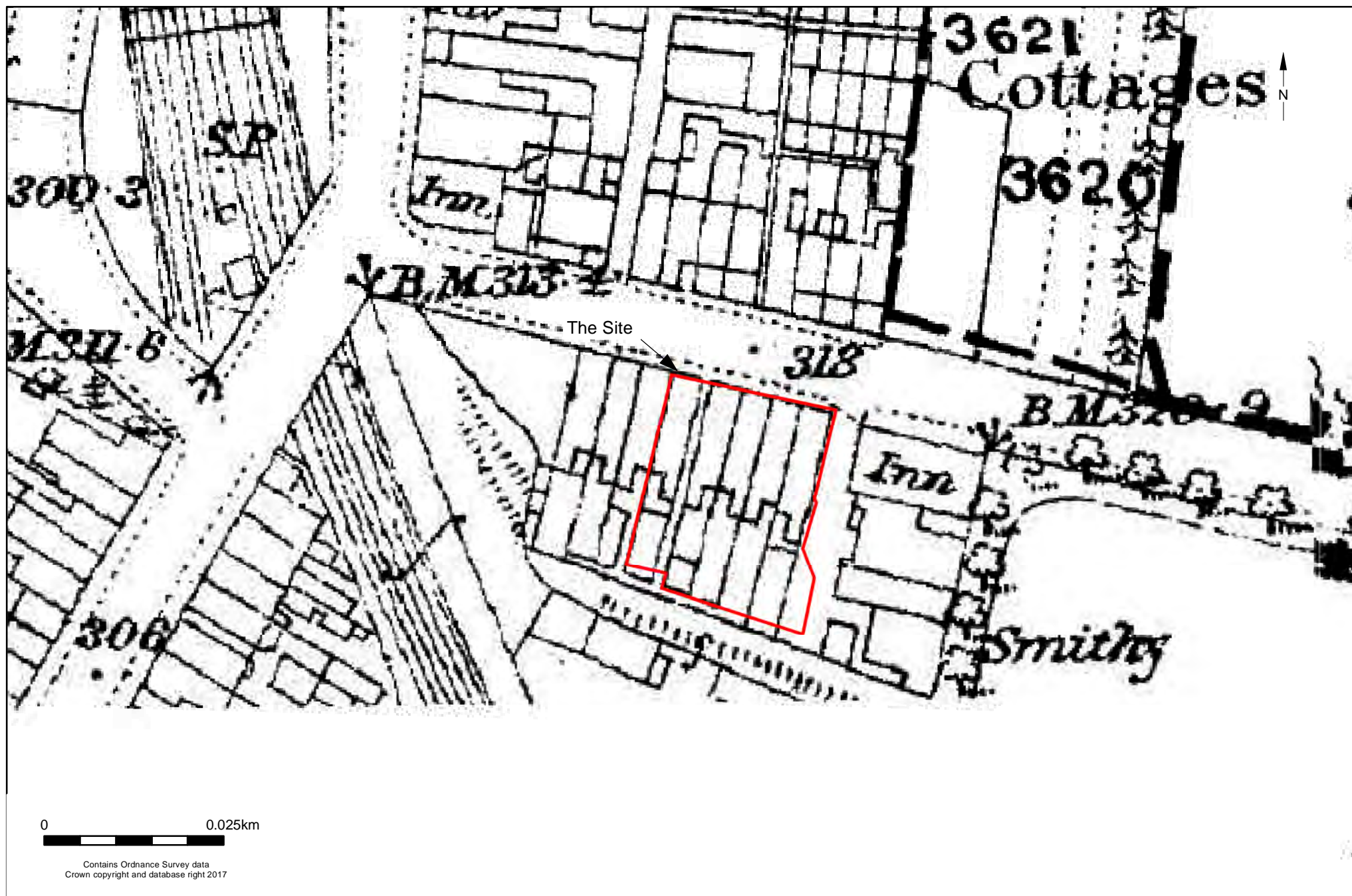
September 2017

Report Ref: 2017389

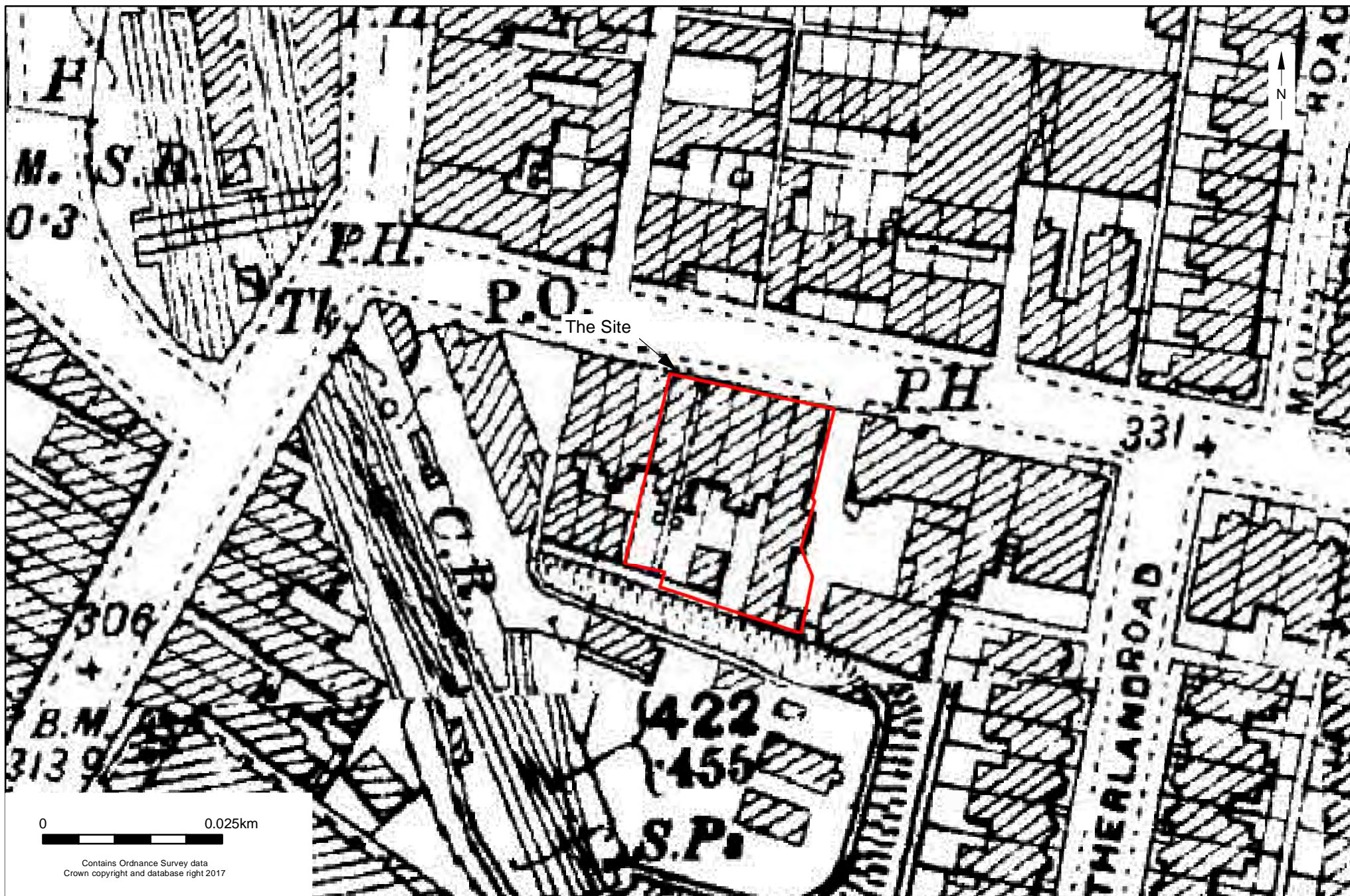
Drawn by: HS

John Colbran's map of Tunbridge Wells (1852)

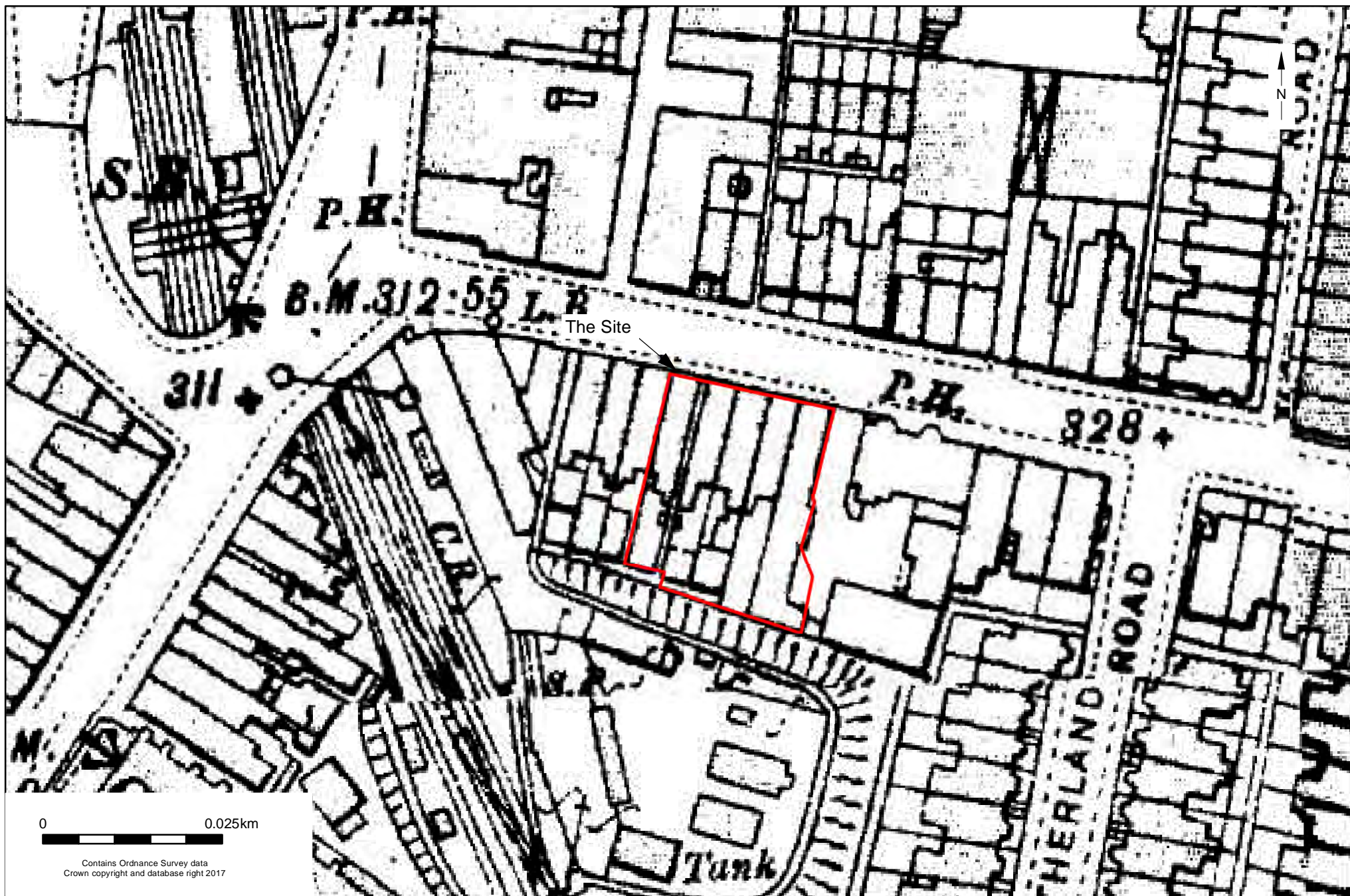
Fig. 5



© Archaeology South-East		8 Grove Hill Road, Royal Tunbridge Wells, Kent	Fig. 6
Project Ref: 170486	September 2017	Ordnance Survey map of 1867	
Report Ref: 2017389	Drawn by: HS		



© Archaeology South-East		8 Grove Hill Road, Royal Tunbridge Wells, Kent	Fig. 7
Project Ref: 170486	September 2017	Ordnance Survey map of 1898	
Report Ref: 2017389	Drawn by: HS		



© Archaeology South-East		8 Grove Hill Road, Royal Tunbridge Wells, Kent	Fig. 8
Project Ref: 170486	September 2017	Ordnance Survey map of 1909	
Report Ref: 2017389	Drawn by: HS		



© Archaeology South-East

8 Grove Hill Road, Royal Tunbridge Wells, Kent

Project Ref: 170486 September 2017

Historic photo of 10 & 12 Grove Hill Road (1907)

Report Ref: 2017389 Drawn by: HS

(source: Rowlands & Beavis 1994, 141)

Fig. 9



© Archaeology South-East

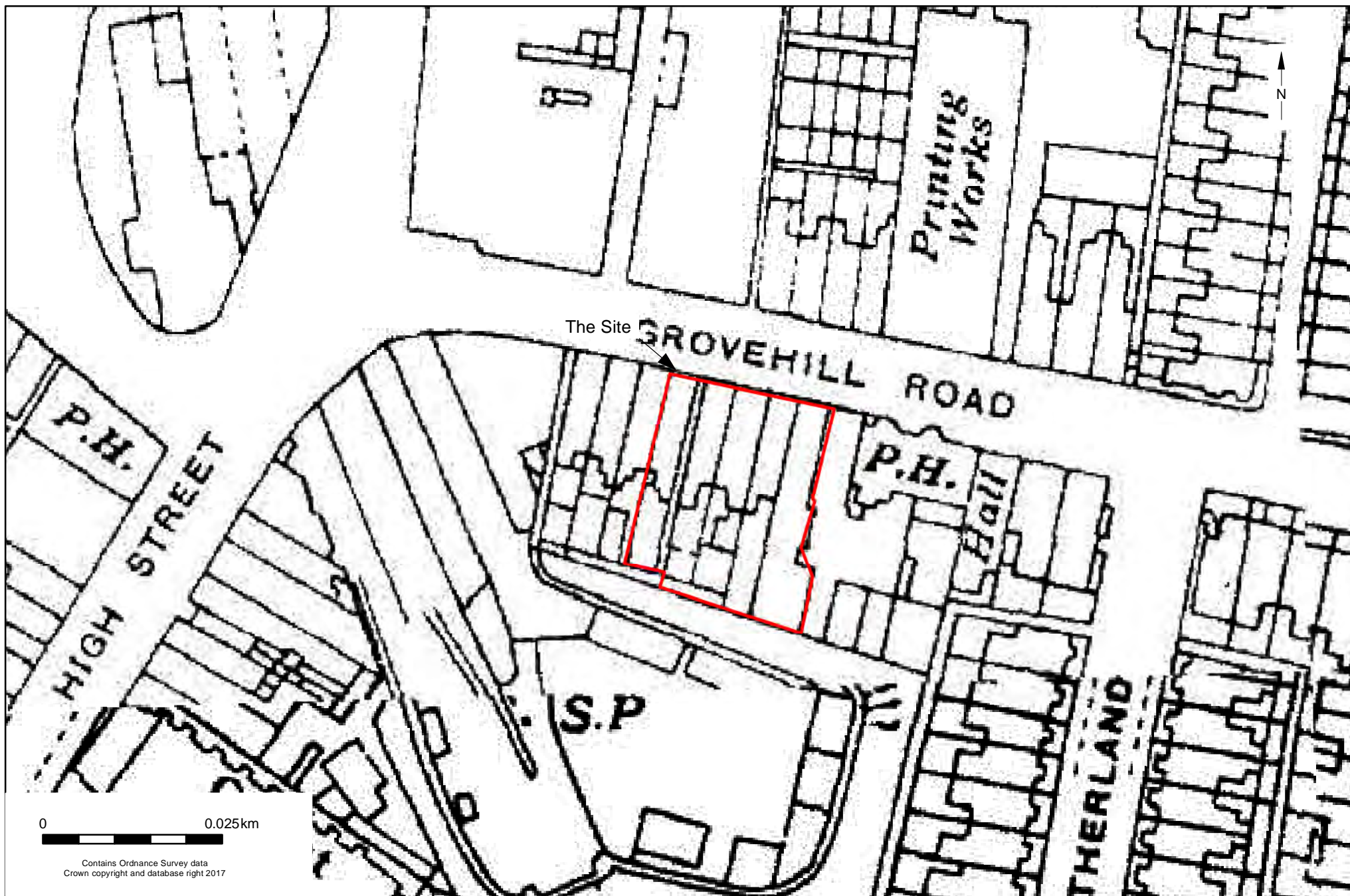
8 Grove Hill Road, Royal Tunbridge Wells, Kent

Project Ref: 170486
Report Ref: 2017389

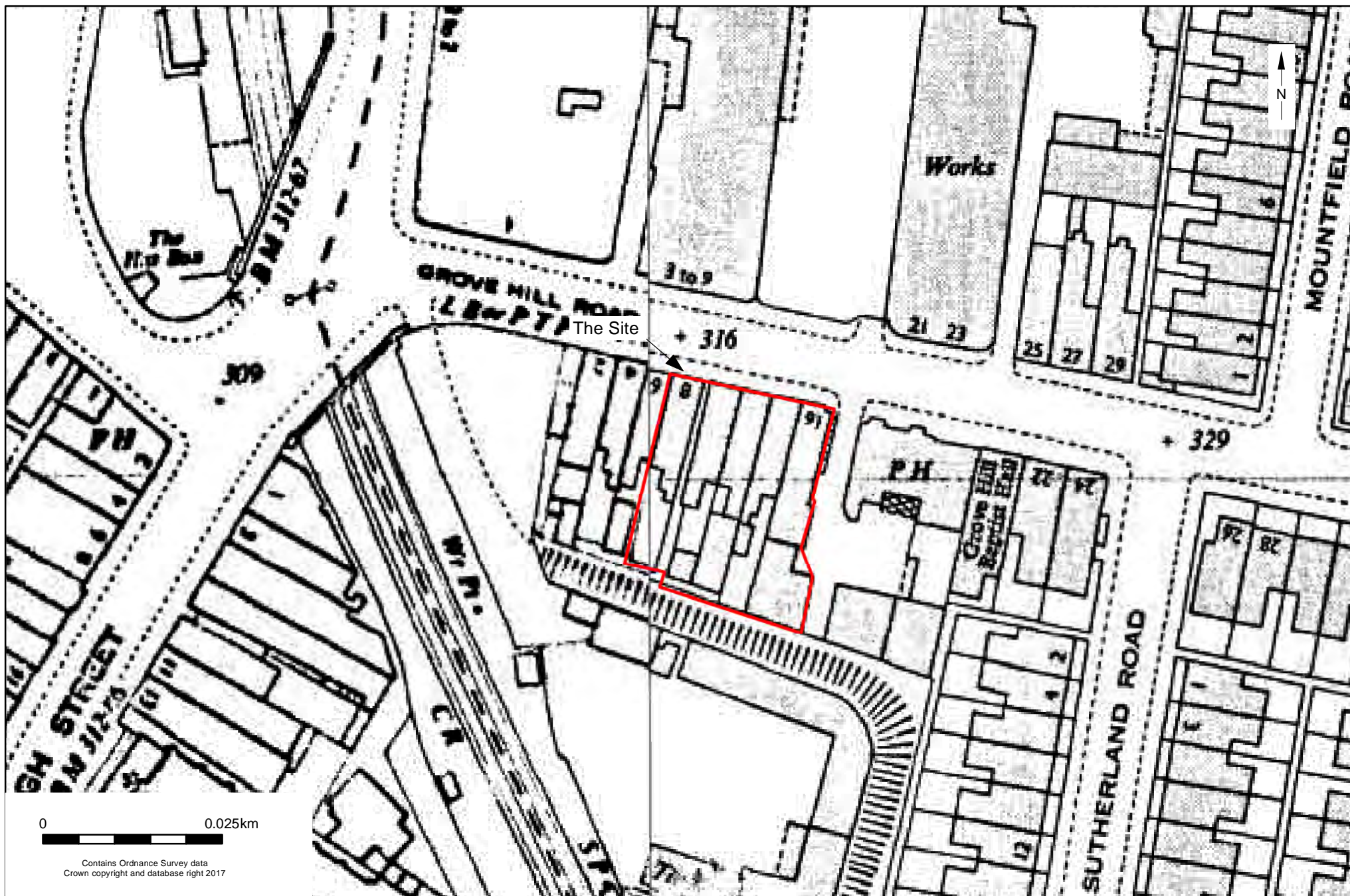
September 2017
Drawn by: HS

Historic photo of Grove Hill Road from the foot of Mount Pleasant (1911)
(source: Rowlands & Beavis 1994, 41)

Fig. 10



© Archaeology South-East		8 Grove Hill Road, Royal Tunbridge Wells, Kent	Fig. 11
Project Ref: 170486	September 2017	Ordnance Survey map of 1936	
Report Ref: 2017389	Drawn by: HS		





© Archaeology South-East

8 Grove Hill Road, Royal Tunbridge Wells, Kent

Project Ref: 170486

September 2017

Report Ref: 2017389

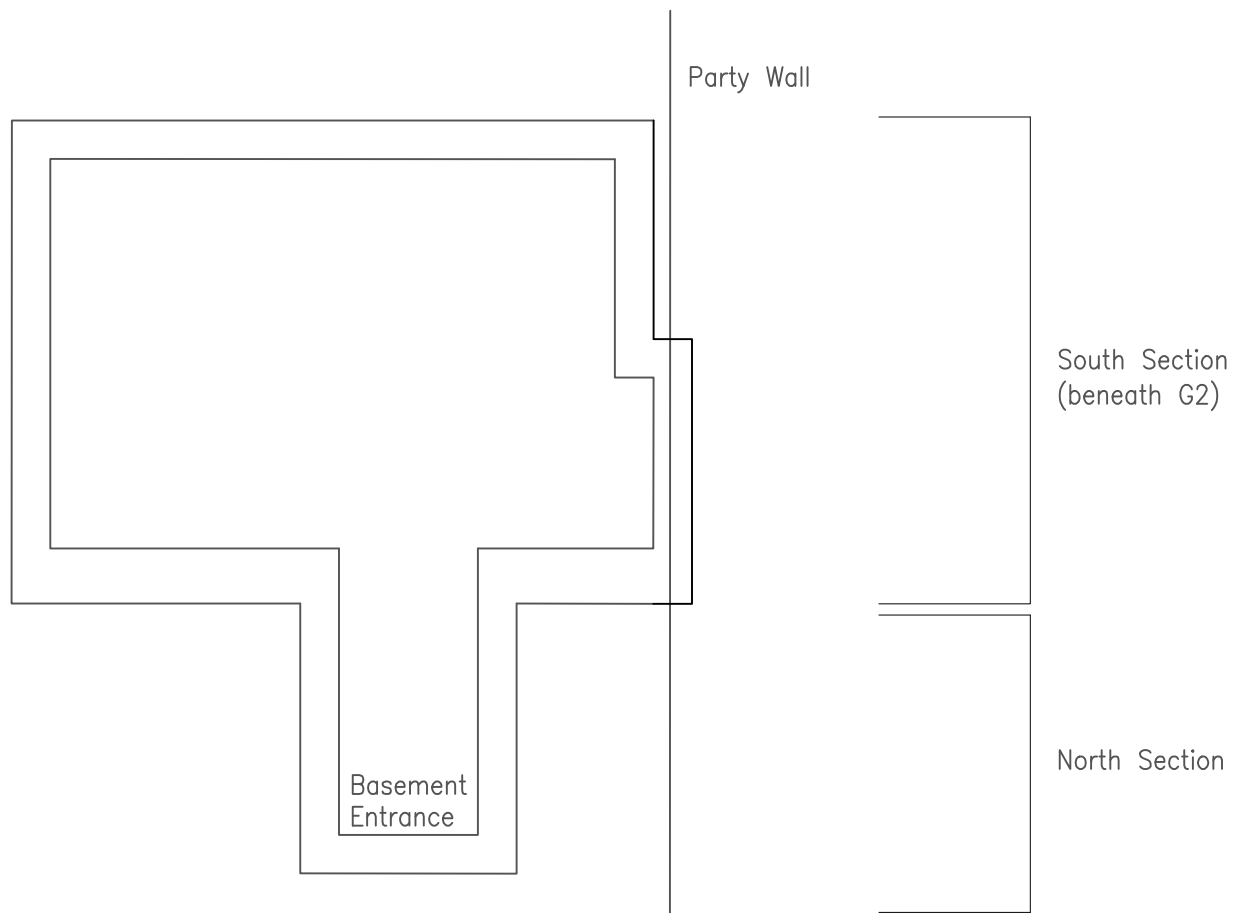
Drawn by: HS

Ordnance Survey map of 1973

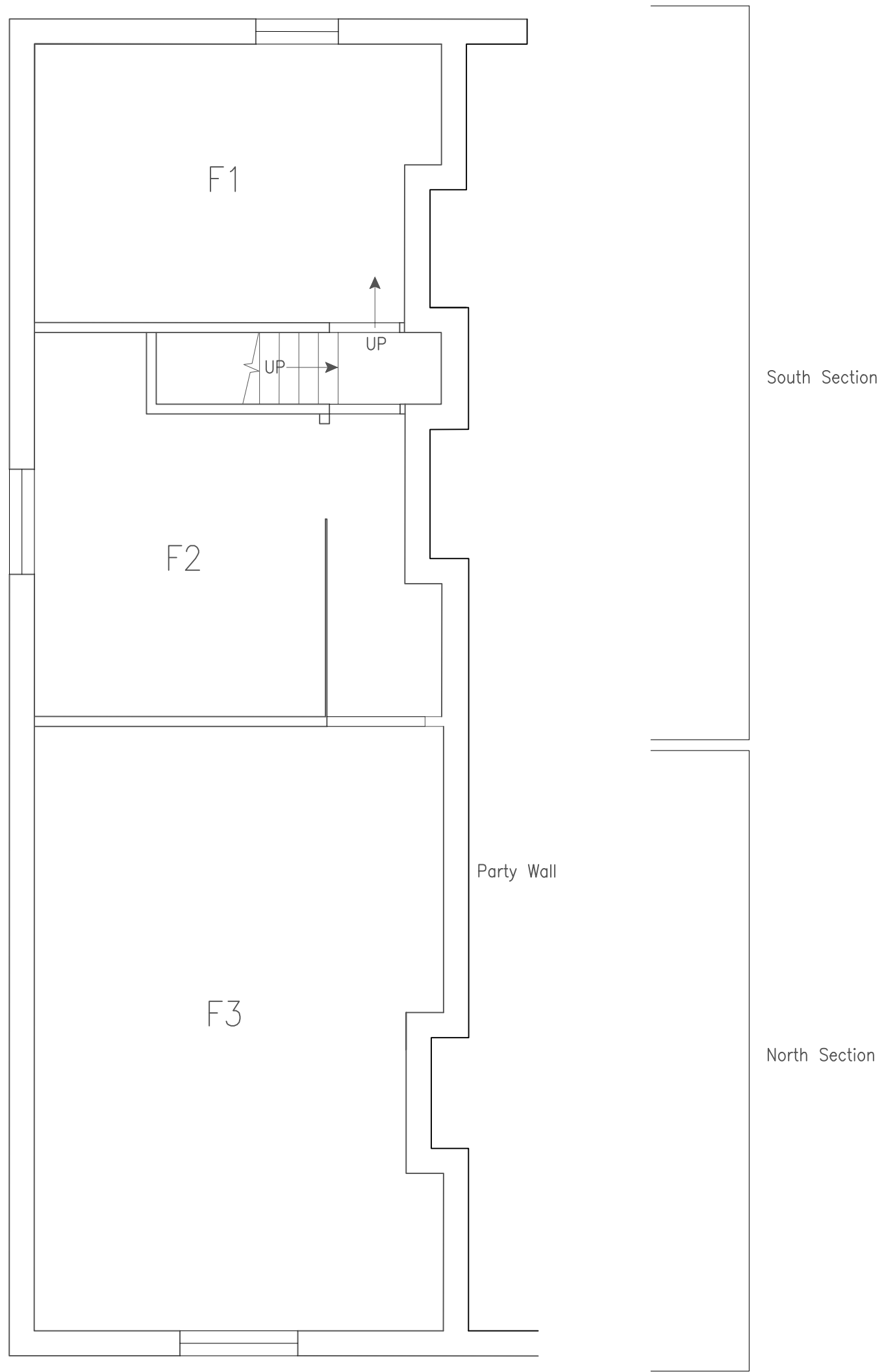
Fig. 13



© Archaeology South-East		8 Grove Hill Road, Royal Tunbridge Wells, Kent	Fig.14
Project Ref: 170486	September 2017	Existing ground floor plan (scale 1:50)	
Report Ref: 2017389	Drawn by: HS	(Source: vkhp-consulting 2011; Ref.804611/01)	



© Archaeology South-East		8 Grove Hill Road, Royal Tunbridge Wells, Kent	Fig.15
Project Ref: 170486	September 2017	Existing basement floor plan (scale 1:50)	
Report Ref: 2017389	Drawn by: HS	(Source: vkhp-consulting 2011; Ref.804611/01)	



© Archaeology South-East		8 Grove Hill Road, Royal Tunbridge Wells, Kent	Fig.16
Project Ref: 170486	September 2017	Existing first floor plan (scale 1:50)	
Report Ref: 2017389	Drawn by: HS	(Source: vkhp-consulting 2011; Ref.804611/01)	



Plate 1: View of the building's principal (north) elevation, facing south-west (36)



Plate 2: Detailed view of the building's shop front, facing south (40)



Plate 3: General view of the east elevation, note the inserted window and door openings, facing west (2)



Plate 4: View of the north – south aligned corridor within the south section of the building, facing north (11)



Plate 5: Detail of the match-boarding covering the partition wall to the west of the corridor within the south section of the building, facing north-west (12)



Plate 6: View of the southern ground floor room within the south section (G1), facing west (15)



Plate 7: Detail of the fireplace within G1, facing west (19)



Plate 8: Detail of the partition wall enclosing the southern side of the staircase (G1), facing north-east (25)



Plate 9: Detail of the spring catch fixing on the understair cupboard door (G1), facing north (21)



Plate 10: Detail of the brick flooring within the understair cupboard (G1), facing north (23)



Plate 11: View of the narrow WC created along the southern wall of G2, note the truncated chimneystack, facing west (29)



Plate 12: View of entrance into the north section of the building, G2, facing north-east (30)



Plate 13: Detail of the inserted window within the east elevation of G2, note the match-boarding below, facing east (33)



Plate 14: View of the staircase situated towards the centre of the south section of the building, facing west (26)



Plate 15: Detail of the treads, risers and stair rod fixings, facing north-west (27)

Appendix 1: OASIS Form

OASIS ID: archaeol6-295932

Project details

Project name	8 Grove Hill Road, Tunbridge Wells, Kent
Short description of the project	In September 2017 Archaeology South-East carried out a historic building record of 8 Grove Hill Road, Royal Tunbridge Wells, Kent (NGR 558506 139110). The work was commissioned by MJB Architecture and requested by Tunbridge Wells Borough Council, relating to the demolition of the existing buildings on the site for a residential development, together with associated access and landscaping (planning ref. 16/502868/FULL). The building has two main construction phases, the earliest of which is represented by the southern (rear) half of the structure; cartographic sources date this phase to between 1829 and 1839, and this is corroborated by the physical evidence. Between 1840 and 1867 the building was significantly extended to the north. This coincided with the rapid expansion of Grove Hill Road into a major thoroughfare, partly brought about due to the increased traffic resulting from the construction of the town's railway station, situated a short distance to the north-west of the site. The northern extension served as a purpose-built shop at ground floor level, with living accommodation above. In order to accommodate the new structure, the original building underwent numerous alterations. This included the insertion of window and door openings into the east elevation, in addition to the subdivision of rooms to accommodate additional WC facilities and a rear access corridor with separate external entrance. A rear lean-to also appears to have been added during the mid-/late 19th century in line with the more widespread provision of WC / outhouse facilities to terraced buildings during this period.
Project dates	Start: 06-09-2017 End: 15-09-2017
Previous/future work	Not known / Not known
Any associated project reference codes	170486 - Contracting Unit No.
Any associated project reference codes	GHR17 - Sitecode
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Other 2 - In use as a building
Monument type	TERRACE BUILDING Post Medieval
Significant Finds	NONE None
Project location	
Country	England
Site location	KENT TUNBRIDGE WELLS ROYAL TUNBRIDGE WELLS 8 Grove Hill Road, Tunbridge Wells, Kent
Postcode	TN1 1SA
Study area	0.07 Hectares
Site coordinates	558506 139110 558506 00 00 N 139110 00 00 E Point
Project creators	
Name of Organisation	Archaeology South-East
Project brief originator	MJB Architecture

Project design originator	MJB Architecture
Project director/manager	Ron Humphrey/Amy Williamson
Project supervisor	Hannah Green
Type of sponsor/funding body	MJB Architecture
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Kent HER
Digital Archive ID	GHR17
Digital Contents	"none"
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	Kent History and Library Centre
Paper Archive ID	GHR17
Paper Contents	"none"
Paper Media available	"Correspondence", "Drawing", "Notebook - Excavation", " Research", " General Notes", "Photograph", "Report", "Unpublished Text"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Record L3 - 8 Grove Hill Road, Tunbridge Wells, Kent
Author(s)/Editor(s)	Green, H.
Other bibliographic details	2017389
Date	2017
Issuer or publisher	Archaeology South-East
Place of issue or publication	Archaeology South-East
Entered by	Hannah Green (hannah.green@ucl.ac.uk)
Entered on	25 September 2017



170486_0001.jpg



170486_0002.jpg



170486_0003.jpg



170486_0004.jpg



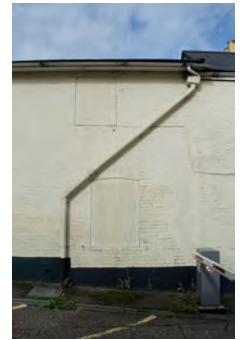
170486_0005.jpg



170486_0006.jpg



170486_0007.jpg



170486_0008.jpg



170486_0009.jpg



170486_0010.jpg



170486_0011.jpg



170486_0012.jpg



170486_0013.jpg



170486_0014.jpg



170486_0015.jpg



170486_0016.jpg



170486_0017.jpg



170486_0018.jpg



170486_0019.jpg



170486_0020.jpg



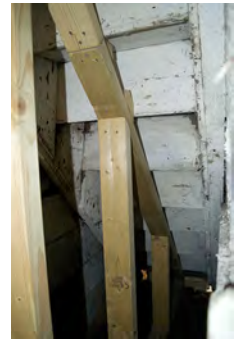
170486_0021.jpg



170486_0022.jpg



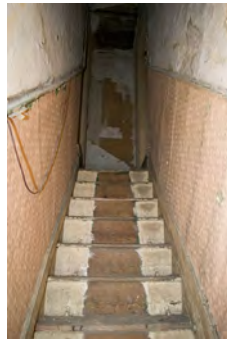
170486_0023.jpg



170486_0024.jpg



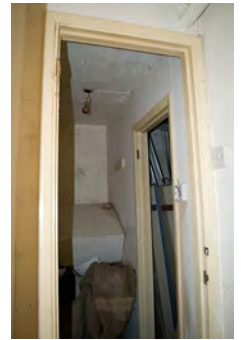
170486_0025.jpg



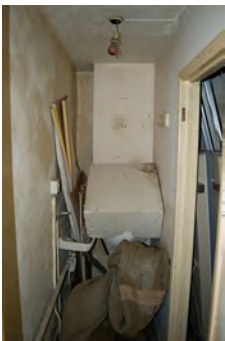
170486_0026.jpg



170486_0027.jpg



170486_0028.jpg



170486_0029.jpg



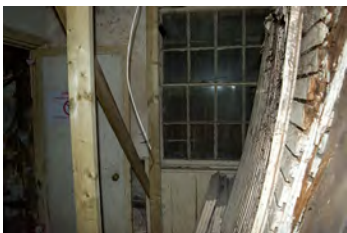
170486_0030.jpg



170486_0031.jpg



170486_0032.jpg



170486_0033.jpg



170486_0034.jpg



170486_0035.jpg



170486_0036.jpg



170486_0037.jpg



170486_0038.jpg



170486_0039.jpg



170486_0040.jpg



170486_0041.jpg



170486_0042.jpg



170486_0043.jpg



170486_0044.jpg



170486_0045.jpg



170486_0046.jpg



170486_0047.jpg

Sussex Office

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

Essex Office

27 Eastways
Witham
Essex
CM8 3YQ
tel: +44(0)1376 331470
email: fau@ucl.ac.uk
www.archaeologyse.co.uk

London Office

Centre for Applied Archaeology
UCL Institute of Archaeology
31-34 Gordon Square
London WC1H 0PY
tel: +44(0)20 7679 4778
email: fau@ucl.ac.uk
www.ucl.ac.uk/caa

