

The Kent Compendium of Historic Parks and Gardens for Tunbridge Wells Borough



Lillesden, Hawkhurst



Lillesden

Hawkhurst, Kent

INTRODUCTION

SITE DESCRIPTION

LIST OF FIGURES

FIGURE 1: Boundary map.

FIGURE 2: Key views map.

FIGURE 3: Key features map.

FIGURE 4: Map of listed buildings at Lillesden.

FIGURE 5: Listed buildings at Lillesden.

FIGURE 6: Aerial photograph.

FIGURES ONLY ON CD

FIGURE 7: J. Andrews, W. Dury and W. Herbert, *A Topographical Map of the County of Kent ...* 1769.

FIGURE 8: Edward Hasted map 1778.

FIGURE 9: William Mudge, *An Entirely new and accurate survey...* 1801.

FIGURE 10: Ordnance Survey 1st edn 25" map (1870).

FIGURE 11: Ordnance Survey 2nd edn 6" map (1897).

FIGURE 12: Ordnance Survey 3rd edn 25" OS map (1908).

FIGURE 13: Ordnance Survey revd edn 25" OS map (1933).

FIGURE 14: Extract from Sales Particulars 1935. Geering and Colyer.

FIGURE 15: John Dawes, 'Estate School Lillesden' in *Historic Hawkhurst* (May 2006).

FIGURE 16: Sales Particulars for Lillesden Coach House 2008. Hamptons International.

FIGURE 17: Photographs of Lillesden February 2009.

INTRODUCTION

This site dossier and description has been prepared as part of the **Review of The Kent Compendium of Historic Parks and Gardens for Tunbridge Wells Borough 2009**, and should be read in conjunction with the full project report which can be found at <http://www2.tunbridgewells.gov.uk/>. This site is one of many sites that have been researched, visited and written about across the Borough and as a consequence has been included in the revised list of Historic Parks and Gardens covered by the Borough Councils Planning Policies. The list is not conclusive and further gardens may be added over time as research continues or information comes to light

The review for Tunbridge Wells Borough was a pilot project to establish a partnership and methodology for the review of the compendium across Kent and provide an example of good practice across the County and the region. The research was largely carried out by volunteers of the Kent Gardens Trust with support and training from the project consultants Virginia Hinze and Dr Barbara Simms.

The extent of the area identified represents the remains of the designed landscape and does not necessarily cover all remaining elements or the historical extent of landscape changes and takes no account of current ownership. Further Information is available from the contacts listed below. The partnership would like to thank the volunteers and owners who have participated in this project and given so much of their time, effort and hospitality to complete this challenging and rewarding task.

Planning Services Tunbridge Wells Borough Council Town Hall Royal Tunbridge Wells Kent TN1 1RS 01892 526121 www.tunbridgewells.gov.uk	Kent County Council Heritage Conservation Invicta House County Hall Maidstone ME14 1XX 01622 696918 www.kent.gov.uk
Kent Gardens Trust www.kentgardenstrust.org.uk	High Weald AONB Unit Woodland Enterprise Centre Hastings Road Flimwell East Sussex TN5 7PR 01580 879500 www.highweald.org/

SITE DESCRIPTION

KENT

LILLESDEN

TUNBRIDGE WELLS

HAWKHURST

TQ 7240 3445

SUMMARY OF THE HISTORIC INTEREST

A mid-C19 garden with terraces and pleasure grounds with lakes and exotic trees, laid out on the north-west, west and south-west sides of an 1855 mansion and set within extensive parkland.

CHRONOLOGY OF THE HISTORIC DEVELOPMENT

The name of Hawkhurst (sometimes Hauochesten, Hawkashyrst, Hauekherst) appears in the Domesday Book and is thought to mean the wooded hawk hill (Eveleigh). In Saxon times, Hawkhurst was in the royal manor of Wye and part of the forest of Anderida but after the Norman Conquest the land was given to the monks of Battle Abbey. Small settlements were established in clearings within the forest and by the C15 Hawkhurst had become a centre for the cloth and iron industries. The Chittendens, eminent clothiers in the C16, built a house in The Moor area of Hawkhurst on the site of the present Lillesden estate (Hasted). The house is shown on the 1769 Andrews, Dury and Herbert map as Lillizden and on the 1778 Hasted map as Lilsden, on which it appears to lie within woodland.

In 1798 John Chittenden was in residence (Hasted) and it is not known when he sold the property but a number of occupiers are recorded in subsequent years. These included a Mr John Osborne in 1814 (Dearn), a Mr James Strood in 1818 (Greenwood) and a Mrs Barriage in 1839 (Pigot) until, in 1853, Lillesden was bought by Lieutenant Colonel Edward Loyd, a banker of Jones Loyd & Co, Manchester, who became High Sheriff of Kent in 1876 (Dawes).

Loyd immediately demolished the Elizabethan house, replaced it with a Victorian mansion and 'made estate improvements, such as damming the Kent Ditch stream to create ornamental lakes; he also provided a gas works, an ice house, a modern water supply and tower' (Dawes). These features together with a new lodge, a stable block and a kitchen garden are shown on the 1862 OS map. The gardens are described in an 1867 article on 'Lilliesden, the seat of Colonel Lloyd' (Robson), by which time a conservatory had been built on the south side of the mansion and farmland abutting the ornamental gardens had been planted as a park (2nd edn OS map). Colonel Loyd died in 1890 and his wife ten years later, at which time the estate of 199ha was inherited by their youngest son, Llewellyn.

During the First World War Lillesden was used as a hospital for refugees and the war wounded (Dawes). In 1922 the estate was broken up and the house, with some 10ha, was bought by St Wilfred's Boys Preparatory School. The

School remained in occupancy until 1936 when it was offered for sale and described as 'most suitable for a large institution, boys' or girls' school, hotel, convent or private residence' with 'beautiful gardens and grounds' (Sales Particulars). It was bought by St Cuthbert's Girls School which was forced to move out four years later when the site was requisitioned by the War Office. In 1945 the School returned to a dilapidated house and grounds despite which, Dawes recounts, it expanded rapidly over the next thirty years as Lillesden Girls School and bought nearby properties including Hall House, Collingwood House and Malt House. In 1975 the School merged with Bedgebury Park, Goudhurst and Hollington Park Schools as Bedgebury Lower School and in 1998 moved to the nearby Bedgebury site.

Lillesden house and grounds were purchased for development and the other buildings including the lodge, stable block, kitchen garden and water tower were sold separately. In 2009 a planning application was submitted for 'change of use and alteration to Lillesden House to form 14 residential apartments' and 'new residential "enabling" development comprising 4 detached and 6 terraced houses with new access road' (*Kent Planning*) and is still under consideration. The property remains in multiple private ownership.

SITE DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Lillesden lies on an eminence about 60m above sea level on the side of a steep, west-facing valley with wide views across undulating open countryside to woodland on its north-west, west and south-west sides. It is situated approximately 1.5km south of Hawkhurst, 6.5km south-west of Cranbrook and 26km south-east of Royal Tunbridge Wells. The c.60h site is on the west side of Hastings Road (B2244) and is bordered to the east by Hastings Road and to the north, south and west by the farmland of its former, wider estate.

ENTRANCES AND APPROACHES

Lillesden is approached from the west side of the B2244 through an entrance in a 1.5m high stone wall that runs the length of the estate that borders the road. Immediately south of the entrance is a 'picturesque' lodge (listed grade II) built around 1855. It is single-storey with an attic and built of red brick with ashlar detailing and a gabled, slate roof with moulded bargeboards (listed building description). It has a small turret with a spire on its south-east end and a timber porch over its west entrance. It is now in separate private ownership.

Immediately west of the lodge a five-bar, wooden gate opens onto a gravelled drive that winds westwards for 100m through areas of rough grass planted with mature trees and shrubs. It then turns southwards to run for a further 200m to reach a rectangular forecourt on the north, principal, entrance front of the mansion. The forecourt, which is bounded by rough grass on its west, north and east sides, affords views across parkland lying to the north-west of the mansion.

The route of the drive survives from 1855 (1st edn OS map) although the specimens of '*Cupressus macrocarpa*, *Wellingtonia*, *Pinus Douglasii*, and other favourites' noted in 1867 (Robson) and fully mature in 1996 (Kent

Compendium) are now (2009) in poor condition. Lillesden's 'stone pillared entrance gate', mentioned in the 1935 Sales Particulars is no longer in place.

PRINCIPAL BUILDING

Lillesden's mansion, built in 1855, is a two-storey, roughly rectangular-shaped house with an attic and a slate roof. It is constructed in red brick with ashlar dressings in a Gothic style with barge-boarded gables, projecting bays, tall chimney stacks and pinnacles. Built on its south-east end is a conservatory (22m x 9m) of the same period (1st edn OS map). Adjacent to the south-west corner of the mansion is a two-storey wooden building erected to house a school gymnasium in the 1990s. A similar single-storey construction built to cover a swimming pool stands adjacent to the south-west corner of the conservatory. The four buildings form a rectangular enclosure around a C19 terrace garden on the south front of the mansion. In 1867, the mansion was described as 'replete with every comfort which wealth, good taste, and judicious arrangement can ensure' (Robson) but now (2009) all buildings are in a poor state of repair.

GARDENS AND PLEASURE GROUNDS

The ornamental gardens lie to the south and west of the mansion but are now (2009) neglected. A broad terrace walk runs the length of both the south and west sides of the mansion and this and the layout of the terraces, including a late C19 stone fountain basin, survive from Loyd's new works begun in 1855 (1st edn OS map). When first laid out the garden below the terrace walk on the south front was occupied by 'a geometric garden, the beds being cut out of grass ... gay with the most choice bedding plants' (Robson). Also at that time, below the terraces on both the south and west fronts, there were 'irregular groups of Pinuses and shrubs, with ample glades of well-shaven lawns between, the whole intersected with walks'.

The above layout was depicted in photographs of 1910, 1923 and 1935 and described in the 1935 Sales Particulars as 'terraces flanked by fine shrubs ...the lawns slope to the charming woodland dell planted with rhododendrons and other flowering shrubs and lead by shady walks to the pond below'. At this time the 1935 Sales Particulars also describe the pleasure grounds to the west of the mansion as in use as school playing fields. By 1996 tennis courts had also been built c.100m south of the mansion although descriptions of that date confirm that the terrace, geometric garden and 'wide sweeps of lawn and walkways between irregular groups of pines, shrubs, rhododendrons etc' survived (Kent Compendium). The pond referred to in Robson's 1867 article was 'Loyd's Lake', which lies some 50m south-west of the mansion and which was the largest of two lakes that Colonel Loyd created by damming the Kent Ditch. In 1862 a boat house is shown on its north-eastern edge (1st edn OS map), but by 1908 both lakes appear to have partially dried up and are now (2009) covered by trees (3rd edn, 2007 OS maps).

PARKLAND

Parkland on the west, north-west and south-west of the mansion has been in separate private ownership since the 1920s and is characterised by undulating ground. It is managed as grazed pasture and arable fields with some former

parkland trees surviving. When Colonel Loyd laid out the gardens and park from 1855 he planted lime and oak and many exotic tree species 'where only a bare hill existed before' and, in 1867, 'By retaining trees, which existed in suitable places, planting others where wanted, levelling ground, and removing hedgerows and other obstacles ... it had the appearance of a park formed some centuries ago' (Robson).

The 1870 OS map also records an ice house some 700m north-west of the mansion and a red brick hydraulic ram house (listed grade II) 700m to its south-east. The ram was connected to a water tower 300m to the mansion's north which in 1998 was converted for residential use (Tower Lodge). Two hundred metres north of the mansion is a C19, red brick stable block (listed grade II) whose 1.5m high walls form a courtyard, which is entered from the west between a pair of brick piers with stone cappings. Two single-storey stable ranges (one extended in the 1990s) and a two-storey coach house with a hipped roof are set around the granite-set paved yard. The stable block was used as classrooms until 1998 when it was sold and converted to residential use. It remains in separate private ownership.

KITCHEN GARDEN

A partly brick-walled, irregularly shaped, former kitchen garden lies c.200m to the north of the mansion. It was sold into separate private ownership in 1998 since when a late C19, gardener's cottage, bothy and greenhouses have been converted for residential use (Lillesden Greenhouse). In 1867 the kitchen garden was described as on level ground and divided into quarters of 'healthy vegetables' with wall trees 'yielding abundant crops' (Robson). The 1862 OS map shows five glass houses which, according to Robson, contained grapes, melons and 'a batch of excellent strawberries plants' for forcing, in addition to ornamental plants for the mansion. The kitchen garden was productive until at least 1935 when it included 'potting sheds, peach house, vinery and two small glass houses' (Sales Particulars), but appears to have been abandoned after the Second World War.

REFERENCES

Books and articles

Edward Hasted, 'Parishes: Hawkhurst', *The History and Topographical Survey of the County of Kent* Vol. 7 (1798), pp. 142-157.

T. D. W. Dearn, *Historical and Topographical Descriptive Account of the Weald of Kent* (1814).

Christopher Greenwood, *An Epitome of County History* Vol 1 (1818).

Pigot's Directory 1839.

Bagshaw, *A History, Gazeteer and Directory of the County of Kent* 1847.

J. Robson, 'Lilliesden', *Journal of Horticulture and Cottage Gardener* 38 (1867), pp. 238-39.

Kelly's Directories 1899, 1934.

Alwyne E. Loyd, 'Lloyd and Loyd 1690-1990' from *Cilycwm- History & Heritage* (1990) at www.cilycwn.com/ci_history.php (accessed 15 July 2009)

Elisabeth Hall, *Historic Gardens in Kent* (Kent County Council, 1995), p. 52

John Dawes, 'Estate School Lillesden' in *Historic Hawkhurst* (May 2006).

Maps

J. Andrews, W. Dury and W. Herbert, *A Topographical Map of the County of Kent ...* 1769.

Hasted map 1778.

William Mudge, *A New and Accurate Survey of Kent* 1801.

OS maps 1st edn 6" 1862
 2nd edn 6" 1897
 3rd edn 6" 1907
 4th edn 6" 1929

OS maps 1st edn 25" 1870 Sheet 78/6
 2nd edn OS map 1898 Sheet 78/6
 3rd edn 25" 1908 Sheet 78/6
 Revd edn 25" 1933 Sheet 78/6

Kent Compendium Map 1996.

Modern Mastermap 1:10,000 2007.

Map showing listed buildings within Lillesden boundaries.

Illustrations

Lillesden house 1910 in Dawes (2006).

St Wilfred's School terrace garden 1923 in Dawes (2006).

3 colour photos 1981/2.

Lillesden house 1998 in Dawes (2006).

Aerial photograph 2003.

Archival items

Sales Particulars 1935. Geering and Colyer.

English Heritage Listed Buildings entries: undated.

Kent County Council and Kent Gardens Trust, *Kent Gardens Compendium and Kent Historic Survey* 1996.

N. G. Eveleigh, *Hawkhurst Conservation Areas Appraisal. The Moor, Highgate and All Saint's Church, Iddenden Green (Sawyers Green)*. TWBC (May 1999).

Sales Particulars for Lillesden Coach House 2008. Hamptons International.

Kent Planning. Information for County Council Members on development proposals received week ending 1 May 2009 at [www.kent.gov.uk/ NR/rdonlyres/9D8DB653-5C66-4B63-830E-722B0CEBB2D6/0/](http://www.kent.gov.uk/NR/rdonlyres/9D8DB653-5C66-4B63-830E-722B0CEBB2D6/0/weeklylist1may09.pdf)

[weeklylist1may09.pdf](http://www.kent.gov.uk/NR/rdonlyres/9D8DB653-5C66-4B63-830E-722B0CEBB2D6/0/weeklylist1may09.pdf)

Research by Neil Smith

Description written by Barbara Simms

Edited by Virginia Hinze

July 2009

Fig. 1 Boundary map

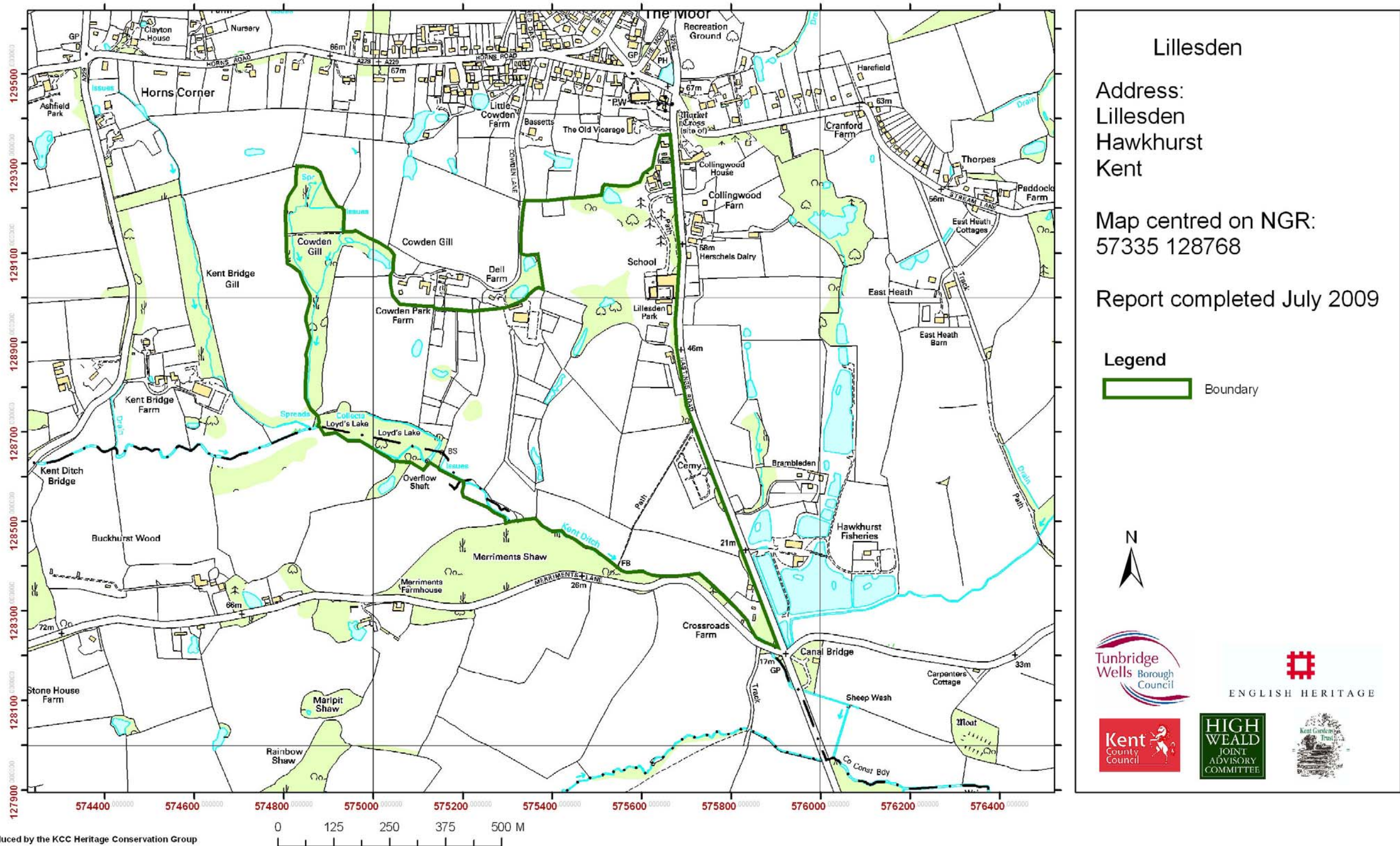
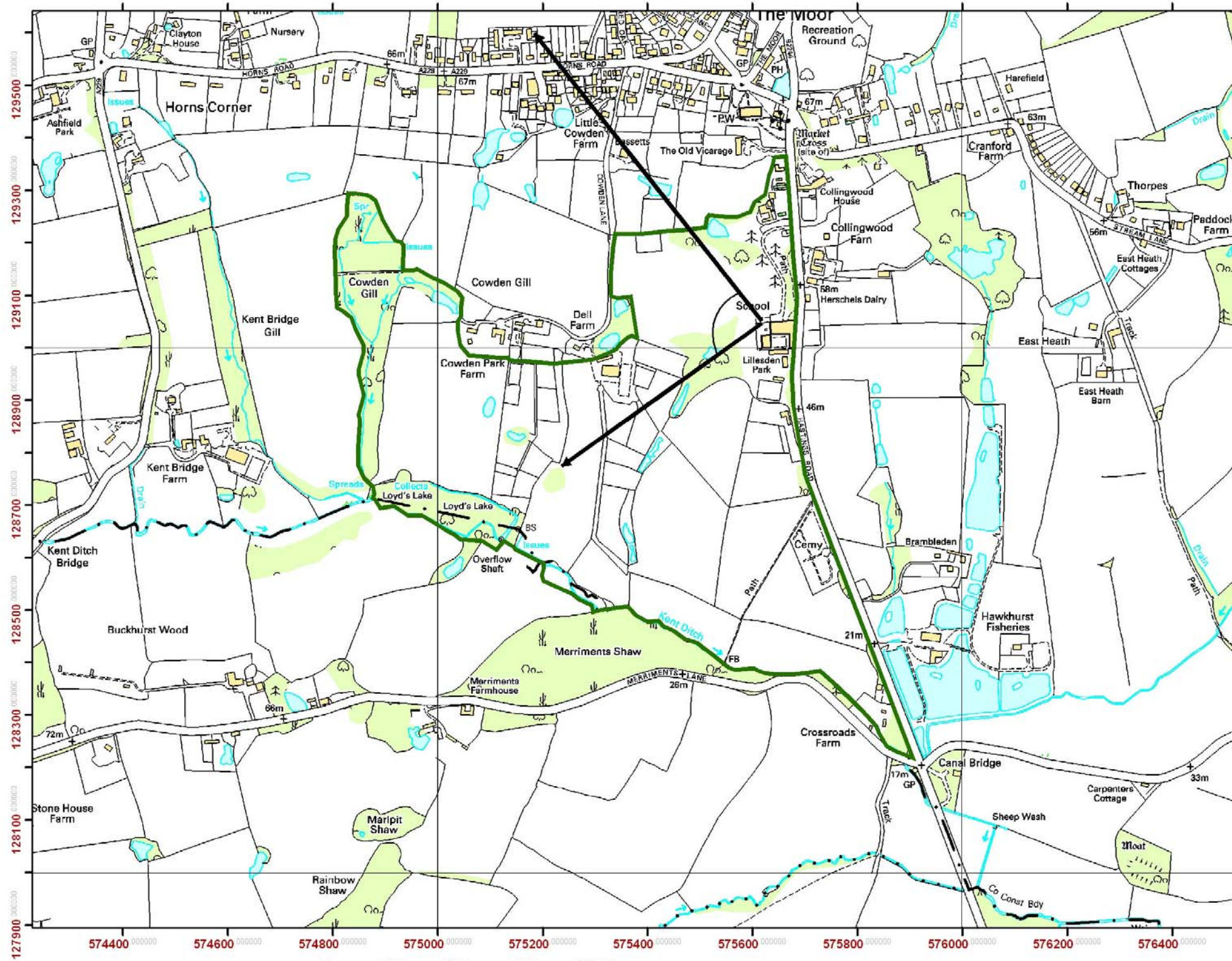


Fig. 2 Key views map



Lillesden

Address:
Lillesden
Hawkhurst
Kent

Map centred on NGR:
57335 128768

Report completed July 2009

Legend

Boundary

N



Tunbridge
Wells
Borough
Council



ENGLISH HERITAGE



Kent
County
Council



HIGH
WEALD
JOINT
ADVISORY
COMMITTEE

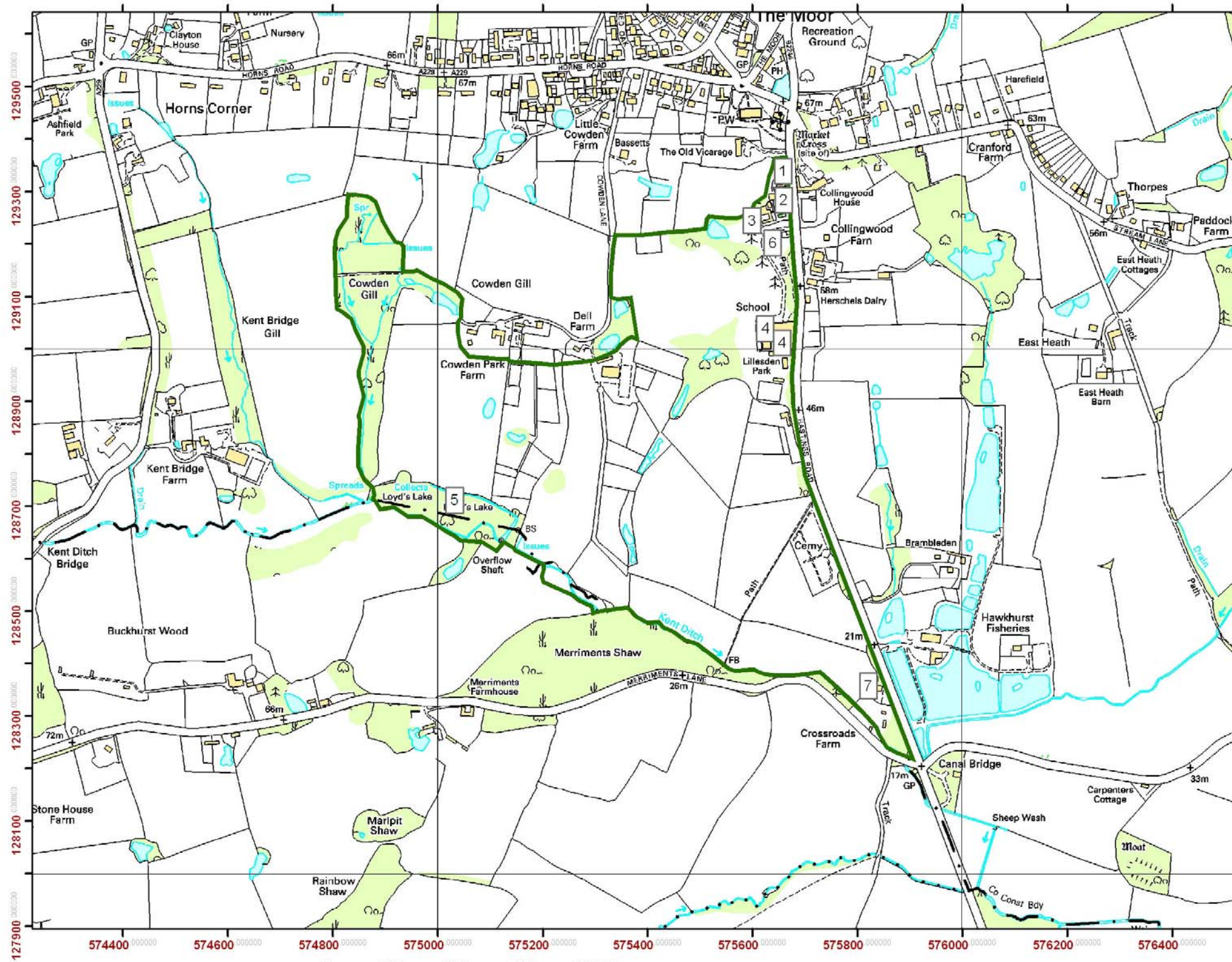


Kent Gardens
Trust

Produced by the KCC Heritage Conservation Group

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 100019238. 2007

Fig. 3 Key features map



Lillesden

Address:
Lillesden
Hawkhurst
Kent

Map centred on NGR:
57335 128768

Report completed July 2009

Key to features

1. Watertower
2. Former kitchen garden
3. Former stable block
4. Terrace walks
5. Loyd's Lake
6. Lodge
7. Hydraulic ram



Legend

Boundary



ENGLISH HERITAGE

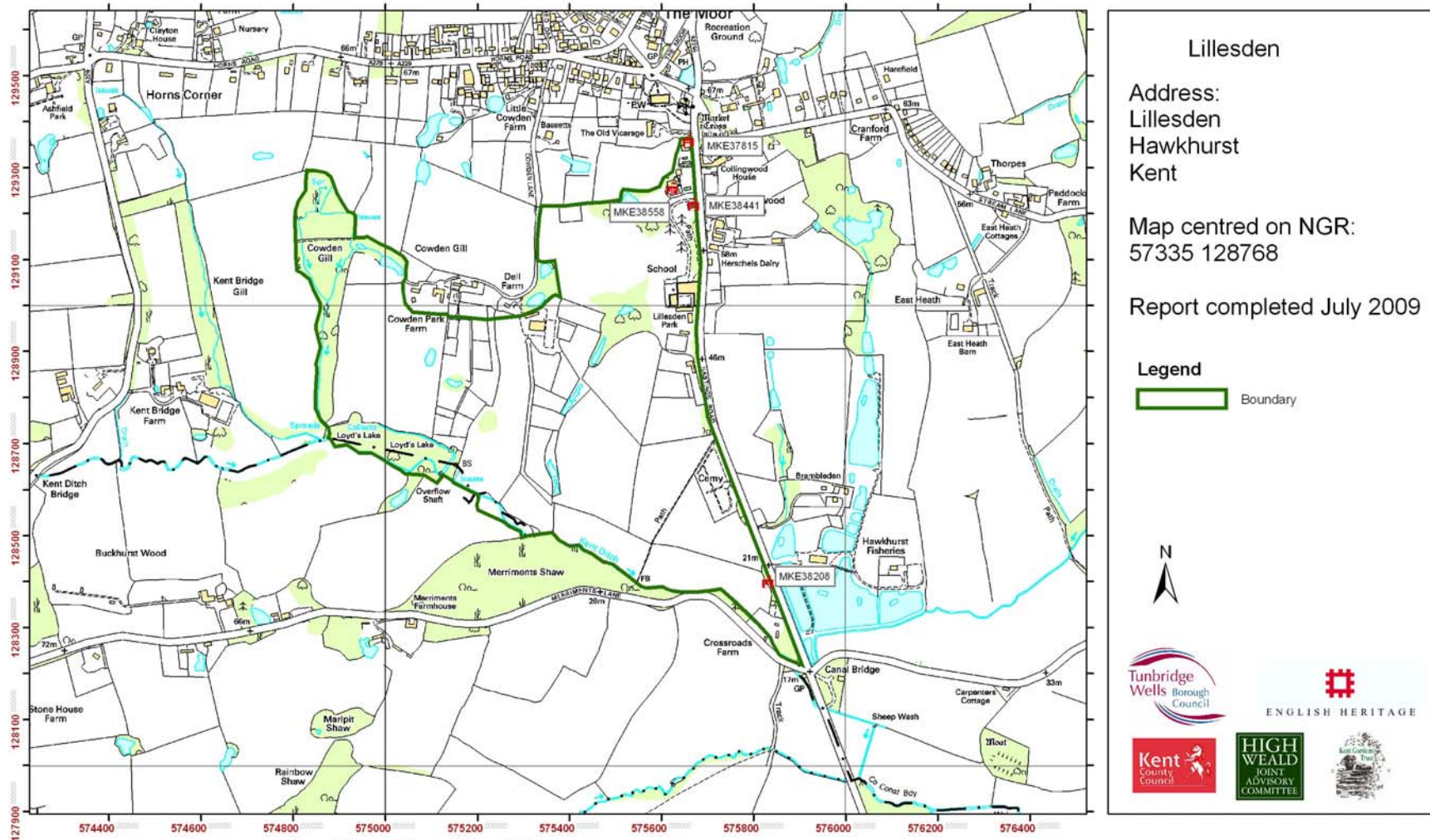


Produced by the KCC Heritage Conservation Group

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 100019238. 2007

Kent Compendium of Historic Parks & Gardens – 2009 review of Tunbridge Wells Borough

Fig. 4 Map of listed buildings at Lillesden



Lillesden

Address:
Lillesden
Hawkhurst
Kent

Map centred on NGR:
57335 128768

Report completed July 2009

Legend
 Boundary

N








Produced by the KCC Heritage Conservation Group

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 100019238. 2007

Kent Compendium of Historic Parks & Gardens – 2009 review of Tunbridge Wells Borough

Fig. 5 Listed buildings at Lillesden

Kent Historic Environment Record reference: MKE37815

HAWKHURST HASTINGS ROAD TQ 75 29

Water Tower Adjoining 18/446 Tower Cottage

Grade II

Water tower. c 1855 for Colonel E Lloyd A Lillesden. Octagonal tower of 1 storey in red brick in Flemish bond with some black headers. Cambered doorcase with rubbed brick voussoirs and plank door. 2 cambered sashes with rubbed brick voussoirs and vertical glazing bars only to rear. Moulded stone eaves cornice and octagonal cast iron water tank with raised diamond patterns made by Garrett Marshall & Co., Sun Foundry, Leeds. Stone plinth.

Kent Historic Environment Record reference: MKE38208

HAWKHURST

1351/0/10014

HASTINGS ROAD

The Ram House

Grade II

Hydraulic ram house. Circa 1855, built for Col. Edward Lloyd who owned the Lillesden estate to provide the estate water supply. EXTERIOR: Small square red brick building in English bond with an elaborate cornice comprising a decoration of black bricks with dogtooth band below and pyramidal slate roof which has been partially covered over by corrugated iron sheeting in the later C20. One side has a round-headed arched doorcase with stone keystone and impost blocks, rubbed brick voussoirs and original double ledged door. The other sides have round-headed arched windows, also with stone keystones and impost blocks and most of the wooden multipane frames survive. INTERIOR: Machinery no longer extant. HISTORY: The ram house is thought to be of the same date as the main house (1855) and is shown on the First Edition 25 inch OS map printed in 1870. From this building water was pumped using the force of a spring by a hydraulic ram to the water tower situated some distance north of the main house and then descended by gravitation to the house and stables. The hydraulic ram may have been replaced by a steam pump at a later date. Sales particulars of 1913 for Lillesden (in the event the property was not sold until 1926) show that although mains water was laid on from about 1900 the estate supply was still being used in 1913.

A very early example of a hydraulic ram house to a private estate, an extremely rare building type, built in matching style to the main house and water tower with which it is functionally related.

Kent Historic Environment Record reference: MKE38441

HAWKHURST HASTINGS ROAD TQ 7429-7529 (west side)

18/319 Gate Lodge to Lillesden

Grade II

Gate lodge. Circa 1855 for Col Edward Lloyd. Red brick with polychrome brick and ashlar details and slate roof. One storey and garret on double offset plinth, with moulded cornice to gabled roof with moulded bargeboards, with stack to right and small spired turret to rear left. Paired arched sashes to garret, and 3 segmentally headed sashes on ground floor, those to left and to right in angled corner pieces, with tongue-chamfered and enriched stone heads over. Outshot at left, with open enriched timber porch with panelled inner door, and plain outshot to right.

Kent Historic Environment Record reference: MKE38558

HAWKHURST HASTINGS ROAD TQ 7429-7529 (west side)

18/320 Stable courtyard about 25 metres north west of Gate Lodge, Lillesden

Grade II

Stable courtyard, now classrooms. Circa 1855 for Col Edward Lloyd. Red brick and plain tiled roof. Courtyard with granite-set paving, entrance in west range, with brick walls about 5 feet high, with capped gate pier. Two storey coach house to north, with hipped roof, angle and projecting wing to right with half-hip. Central moulded stack cluster. Four sashes on first floor with loft door to right, 3 infilled segmental coach entries to left, and 1 further to right and sash to centre right. Single storey range to east, with 3 sashes and half-glazed door to right, and lower single storey range to right extended late C20, with 3 irregular wooden casements and 2 glazed doors. Included for group value.

Kent Compendium of Historic Parks & Gardens – 2009 review of Tunbridge Wells Borough

Fig. 6 Aerial photograph

