MFA / Malcolm Fryer Architects

The Old House Project, St. Andrew's Chapel
Boxley, Kent

1. INTRODUCTION

This Statement of Significance was commissioned by the Society for the Protection of Ancient Buildings to inform proposals for repairs and alterations to St. Andrew's Chapel, Boarley Lane, Sandling, Kent. The statement was prepared by Susannah Whitmore of Malcolm Fryer Architects.

St. Andrew's Chapel (National Grid Reference TQ 75736 58645) is a former late monastic chapel connected to the Cistercian Abbey of Boxley. Some time after the Dissolution of the monasteries it was converted to a dwelling. From the late nineteenth century part of it was used as a shop, later to include a post office. In recent years it has been unoccupied and has fallen into disrepair. It was bought by the Society for the Protection of Ancient Buildings in 2019. St. Andrew's Chapel was listed Grade II* in 1952. It is on Historic England's 'Heritage at Risk Register'.

Location of St. Andrews Chapel and Boxley Abbey, OS OpenMap

2. OUTLINE HISTORY OF THE CHAPEL OF ST. ANDREW THE APOSTLE

2.1 THE CISTERCIAN ABBEY OF BOXLEY

Origins of the Site and the Foundation of Boxley Abbey

St. Andrew's Chapel and the remains of the Cistercian Abbey of Boxley lie at the foot of the North Downs two miles to the north of Maidstone. Excavations have shown that the surrounding area was the site of Iron Age and Roman settlement. A Roman Road ran from Rochester southwards towards Portus Lemanis (next to present day Lympne) passing close to Boxley and Maidstone and the River Medway.

After the Norman Conquest, William's half brother Odo was granted the Earldom of Kent, and Penenden Heath, a mile south of Boxley, became famous as the location for shire moots. In the Domesday survey, Boxley was recorded with a population of 76. After the disgrace of Odo, his lands were forfeited to the Crown.

In the twelfth century as a reward for his support for King Stephen against Matilda, William of Ypres was granted much land in Kent, including the Manor of Boxley. In 1146 William founded Boxley Abbey. Together with Rievaulx, Fountains, Whitland and Margam, it was a 'daughter house' of the monastery of Clairvaux in Burgundy. Clairvaux had been founded by the charismatic Abbot, St. Bernard (d.1153) who established the Cistercian Order by setting guidelines to ensure that new houses followed the same practices and rules. Under St. Bernard's influence, a uniformity of planning and a simplicity in the detailing of the buildings became features of Cistercian houses.

PLATE I. ROMAN ROADS IN WEST KENT.

Map showing Roman Roads in West Kent. (Archaeologia
Cantiana, Volume 59, 1946.p.28)

St Andrew's Chapel

1799 Topographical map of the North Downs, pencil and ink. The relief of the chalk hills is depicted by heavy brushwork, giving the map a three-dimensional quality.
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The Layout and Remains of Boxley Abbey

Archaeological excavations by P.J.Tester in 1972-3 established that the layout of Boxley Abbey conformed closely to the Bernardine plan. The Church had an aisled nave, a rectangular presbytery and three chapels in each transept. The arrangement of sacristy, chapter house, parlour, passage and dormitory undercroft extending from the south transept also followed the standardised layout.
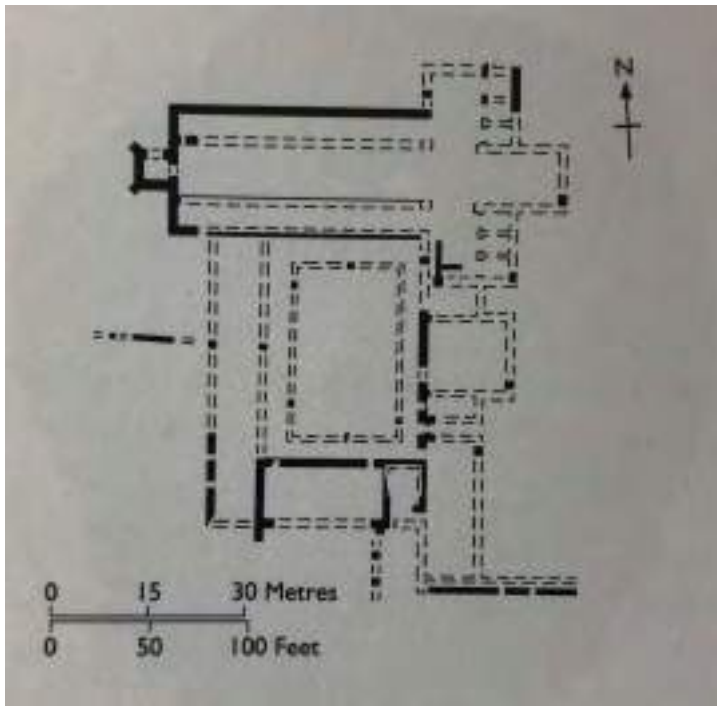
Plan of the main Abbey church buildings of Boxley Abbey. The solid walls represent the extant walls. (Reproduced from *The Cistercian Abbeys of Britain*, edited by David Robinson, Batsford 1998, p.74.)

Together with the Abbey Church, the inner and outer courts made up the wider Abbey precinct.[1] The inner court of a Cistercian house was the area outside the main Abbey Church buildings that typically also contained guest houses, almonry, brew and bake houses. At Boxley a wall, now largely of ruined brickwork, defines the inner court of approximately 17 acres. The outer court enclosing fields and orchards was farmed by lay brethren and contained agricultural buildings. Extensive water management ensured a sufficient supply of water. The extent of the outer court at Boxley, as at many other surviving houses, is unknown. Typically, Cistercian precincts were 60 acres or more (at Rievaulx it was some100 acres) and their shape varied depending on topography.

Boxley Abbey's influence extended beyond the precinct. Its original endowment had included lands not only in Boxley, but in Hoo, Romney and Chessington. After 1157 when William of Ypres left England, the monks continued to acquire lands by grants, purchases and exchange. For example, new land was acquired at Chingley where there was an iron forge and working stone quarry.

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[1] Note that the terminology defining the principal enclosures varies in different sources.

Boxley Abbey dominated the area for nearly 400 years. By the 15th century its lands extended from it in all directions; it had nine granges with diverse farming to provide income in the form of produce and cash for the Abbey.

Following the Dissolution of the monasteries, the Abbey was largely destroyed. Parts of the cloister were converted into a house, probably by the Wyatts. The 'Abbey House' was altered in the eighteenth and nineteenth centuries and fragmentary remains of the Abbey Church exist as walls in the landscaped gardens. One of the most remarkable survivals of Boxley Abbey is the wall of the inner court together with the 'Great Gate' to the west of the house. The magnificent tithe barn, originally the 'hospitium' for visitors to the Abbey, is an exceptionally well preserved medieval structure. Some 275 metres to the south west of the 'Great Gate' stands St. Andrew's Chapel.

The medieval tithe barn, the hospitium of Boxley Abbey, photograph 1935 © Maidstone Museum.

The remains of the Abbey walls at Abbey House. © Maidstone Museum.
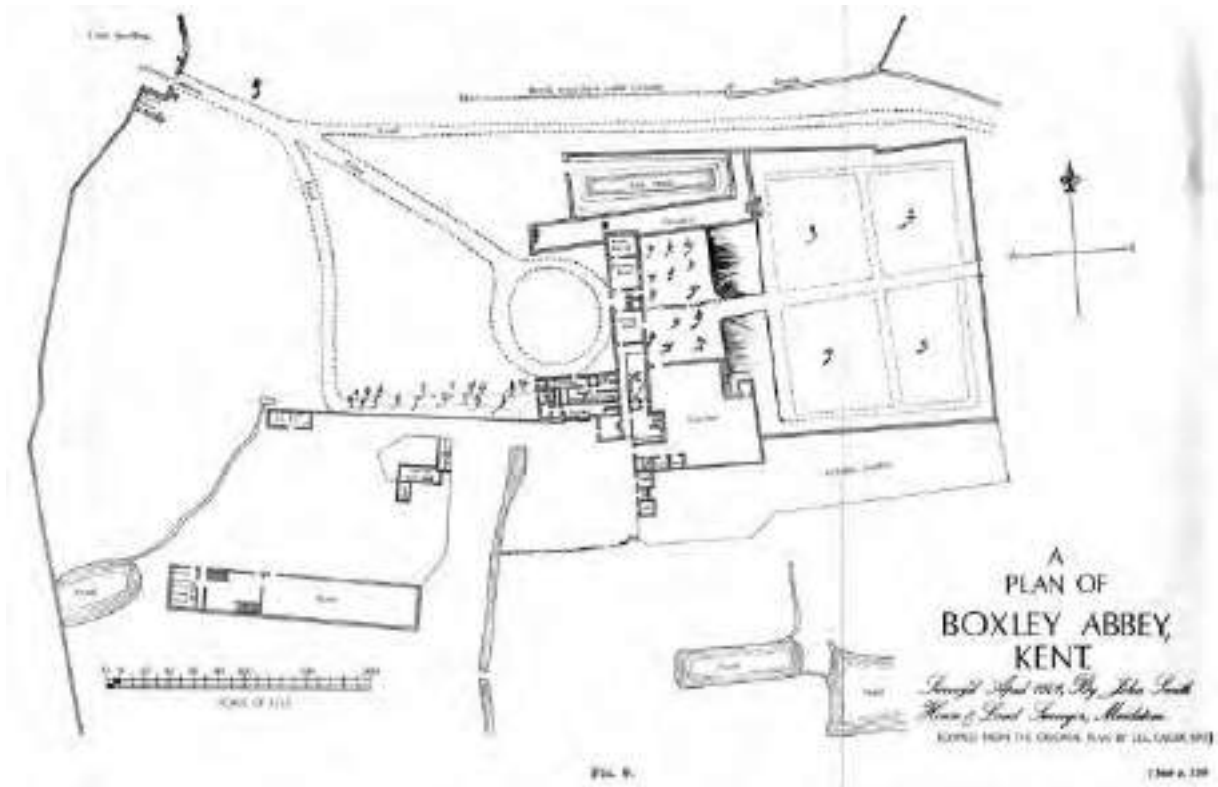
A plan of Boxley Abbey, Kent, 1801, surveyed by John Smith and copied by Mr Caiger from the original plan (shown below). (Reproduced from 'Excavations at Boxley Abbey' by P.J Tester, *Archaeologia Cantiana* Vol 88, 1973, p.129.

A Plan of Boxley Abbey, Kent, 1801, surveyed by John Smith from the Best-Shaw Collection. In 1801 the Abbey House (top right) was largely that built in the late sixteenth century. All but one wing was demolished some fifteen years later.

2.2 ST. ANDREW'S CHAPEL: MONASTIC

The Founding of St. Andrew's Chapel, c. 1484

St. Andrew's Chapel was constructed in the late monastic era, in 1484 or shortly thereafter. This date is based on the recent dendrochronological survey carried out by Historic England.[2] The recovery of late medieval pottery from a trial pit at the east end of the Chapel also supports the dendrochronological dating.[3]

Will of John Persone, 1490. (Kent Archives PRC/32/3/263c)

The Chapel is mentioned in the 1490 will of John Persone:

> "Item lego Capelle Curato S'ti Andree Apostoli juxta portam exteriorem Monasterii, Cajus Parochianus sum, unum Banner Cloth de Cerico."[4]

> 'I bequeath to the Priest of the Chapel of St. Andrew the Apostle
> close to the outside gate of the monastery, of which I am a parishioner, one
> silk banner.'

The founder of St. Andrew's Chapel is unknown. We know of other chapels of the fifteenth and early sixteenth centuries that were endowed by wealthy families. In 1411, for example, Sir Stephen Freyngham endowed a chantry for several members of his family at Boxley, and in 1511 Thomas

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[2] Bridge and Tyers, 2019.
[3] Keevill, 2019, pp.14-15, 21, 24.
Note that both Bridge and Tyers and Keevill are cautious about the date attribution. Bridge and Tyers: 'the dating of a whole phase of construction based on a precise felling date from one timber is not ideal.' Keevill: 'The finely moulded wall plate and beam from which the date derives seems very elaborate and domestic in character, perhaps not fitting comfortably with an ecclesiastical function.'
[4] Will of John Persone, 1490 Kent Archives PRC/32/3/263c (microfilm).

Bourchier, nephew of the Archbishop, 'left money to make a chapel and fund his own priest there to sing for ever for his soul.'[5]

St. Andrew's Chapel: A Gatehouse Chapel, its Location and Function

With the exception of John Persone's Will, we have no documentary evidence from the late 15th or early 16th century relating to St. Andrew's Chapel. We have no reason to doubt that it was connected to Boxley Abbey but we do not know with certainty the reason why St. Andrew's was sited where it was or how it functioned as a chapel. Research by historians in the field of Cistercian monastic studies may, however, give us a further understanding of St. Andrew's Chapel. Among these historians are Professor Peter Fergusson, Dr Glyn Coppack, David Roberts, David Williams and Jackie Hall. Jackie Hall's research into Croxden Abbey also included the study of twenty-one gatehouse chapels.

Plan of Boxley Abbey and Surroundings, published in Cave-Browne's *The History of Boxley Parish*, 1892. The angular wall of the inner court of Boxley Abbey is clearly shown, together with the largely nineteenth century Abbey House and the 'Granary' (Tithe Barn) that was originally the 'Hospitium' to Boxley Abbey.
St. Andrew's Chapel is clearly located to the south west of the main 'great' gateway. Boarley Road is referred to as the Pilgrim's Road on this map.

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[5] Eastlake, 2014, writes on later benefactors of Boxley Abbey, p.67-8.
Hussey, *Kent Chantries,* pp.125-6.
Cave-Browne, *The History of Boxley Parish 1892,* p.34. The Freynghams also endowed a chapel at Lose.
Prerogative Court of Canterbury Wills, Will of Thomas Bourchier, PROB/11/17/313.

Location: 'Next to the outside gate of the Monastery.'

The angular walls of the inner court of Boxley Abbey are a remarkable survival, together with the brick and stone remains of the main 'great' gate on the west side. St. Andrew's Chapel was located some 275m to the south west of the great gate within or on the edge of the area that would have formed the outer court of the Abbey. Evidence from other Cistercian houses suggests that the precinct would have extended to at least 60 acres.[6] There are, however, no remains of any outer precinct boundary such as walls or earth banks which might have been subsumed into the farmed landscape post dissolution.

John Persone's will stated that St. Andrew's Chapel was located 'close to the outside gate of the monastery'.[7] The 'outside gate' referred to may have been a second gate beyond the main west 'great' gate of Boxley Abbey, possibly at or near the junction of Boarley and Tyland Lanes, where the group of houses known as 'Abbey Gate' is situated. Fergusson's study shows that the west entrances to Cistercian Houses consisted of two gatehouses: the inner or 'great' gatehouse controlled access to the inner court of the Abbey, while the smaller outer gate gave access to the outer court.[8] The great gatehouse was generally approached from the smaller gatehouse along a walled lane, and it is here within the precinct that the gatehouse chapel, the 'capella extra portas', was commonly situated. as can be found at Rievaulx, Tilty, Furness and Croxden.[9] Gatehouse chapels, however, were not an original Bernadine feature of Cistercian houses and consequently their configuration within the entrance area was not uniform. Some chapels, for example, were located close to the outer gate but outside the precinct, as can be seen at Kirkstead.[10]

The distance (c. 275m) of St. Andrew's Chapel from the main west entrance to Boxley Abbey may suggest that the 'outside gate' referred to in John Persone's will, was part of an additional entrance near the perimeter of the precinct. Multiple entrances to Cistercian precincts were not uncommon. At Rievaulx, for example, an additional gatehouse was identified at the north end of the precinct. Furthermore, Jackie Hall suggests that some Cistercian Abbeys had multiple gatehouse chapels. She cites the example of Bordesley Abbey where there is strong evidence of two chapels at different gates: one at the main gate, and the other, St. Mary's, at a 'cross outside' which 'received offerings at images inside the chapel'. The latter points to similarities with St. Andrew's at Boxley.[11]

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[6] Larger houses such as Rievaulx were 100 acres. Glynn Coppack notes that Cistercian precincts were larger than those of other houses. Coppack,1998, p.105.
[7] Will of John Persone, 1490 KLA, ref. PRC/32/3/263c (microfilm).
[8] Fergusson, 1990.
[9] Coppack, 1998, p.108.
[10] Jackie Hall, 2003 p.33.
[11] Jackie Hall, 2003, p.47.
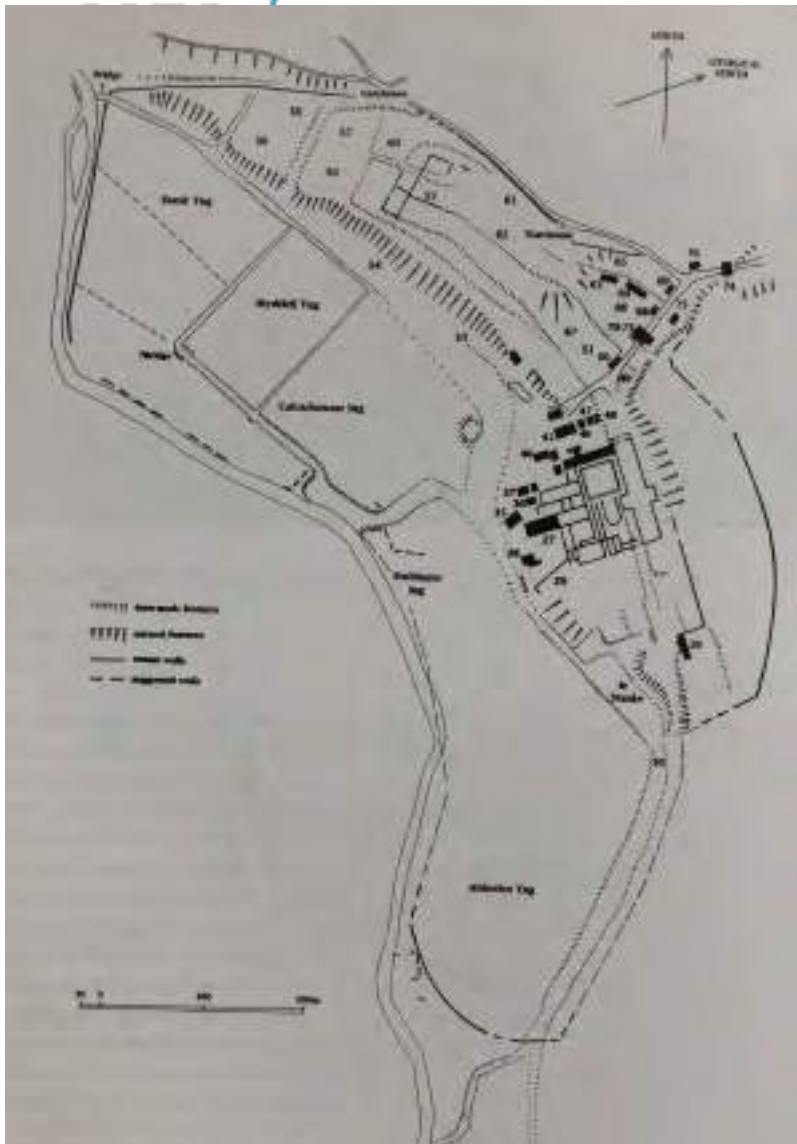
The precinct at Rievaulx Abbey (reconstructed by Coppack and Atkins from its earthworks, standing ruins and the evidence of sixteenth century documents, Coppack, 1998, p.110). Number 74 is the outer gatehouse and 70-73 the inner gatehouse. A further gatehouse is shown some 250m to the north west.

Remains of the 'Great Gate' of Boxley Abbey, 1932. (Kent Photo Archive @Maidstone Museum)

Sketch, probably nineteenth century, showing the remains of the 'Great Gate' of Boxley Abbey, and an adjacent building now demolished. (Best-Shaw Collection. Reproduced from Hook & Ambrose, *1999*)

Function: Quasi-Parish and Pilgrimage

> '…it is at least clear that the majority of gatehouse chapels were a point of pastoral contact between lay people and the Cistercian monastic world. This pastoral care extended to local communities, pilgrims and benefactors (the provision of chantries).[12]'

It has long been understood that gatehouse chapels served people living or staying outside the precinct, including local people, guests and those who were not allowed within the main gate, such as women and the poor. Jackie Hall in her research has found that prior to dissolution many gatehouse chapels had assumed a more formalised parish function supporting the local lay community, but lacking the formal status of 'ecclesiae'.[13] At the Dissolution, it followed that many of these chapels became local parish churches, as for example at Tilty, Kirkstead, Merevale and Croxden. It is likely therefore that St. Andrew's Chapel had such a quasi-parish function serving the populations living close to the Abbey. The Will of John Persone confirms this by stating that he is a 'parishioner'.

Hall categorises gatehouse chapels into early chapels, those from the thirteenth century or before, and later chapels of the fourteenth and fifteenth centuries. She found that the later chapels, in addition to their quasi-parish function, were generally founded either as chantries or for people on pilgrimage. Examples of chapels used by pilgrims can be found at Merevale, Bordesley, Kingswood and Furness.

Hall writes: 'It could be argued that there was something about gatehouse chapels that made them peculiarly suitable for pilgrimage and chantries. They could perhaps be seen as occupying a symbolic space between the world and devil on the outside and the heavenly Jerusalem represented by the monastery on the inside.'

St. Andrew's Chapel is believed to have been intended for the use of pilgrims to hear mass before proceeding to the Abbey with its images, or continuing to Canterbury to visit the shrine of Thomas Becket. The famous Pilgrim's Road from London to Canterbury running alongside the hill about half a mile away brought visitors and wealth. By the 15th century, the Rood of Grace at Boxley Abbey had become a popular site of pilgrimage to which people came and gave money. Together with the miraculous statue of St. Rumbald it was a source of considerable revenue for the Abbey. The Rood of Grace was a large wooden image so contrived that it moved its eyes, hands and feet and even shed tears. Pilgrim badges have been found which relate to it. At the Dissolution it was exposed as a trick and burned in London in full public view. Boxley Abbey also owned the relic of a finger of St. Andrew.[14] It has been suggested that this was housed in St. Andrew's Chapel.

Late eighteenth and early nineteenth century maps show a distinctive wide area of 'waste' land on either side of the road adjacent to and to the north and south of St. Andrew's. This configuration appears to relate to the use of the Chapel, and may date back to the monastic period. It could have been a gathering space for pilgrims, or it may have had a connection to the market close by in Farthings. In the thirteenth century Henry III had given rights to the monks to hold fairs in the area for the sale of livestock and produce from which Farthings derives its name.

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[12] Jackie Hall, 2003, p.49.
[13] This meant that they were served by a chaplain appointed by the Abbey rather than a vicar appointed by the Bishop, Jackie Hall, 2003, p.37.
[14] Eastlake, 2014, p.123-4.

Pilgrim badge of the Rood of Grace, Boxley Abbey, fifteenth century @ Museum of London.
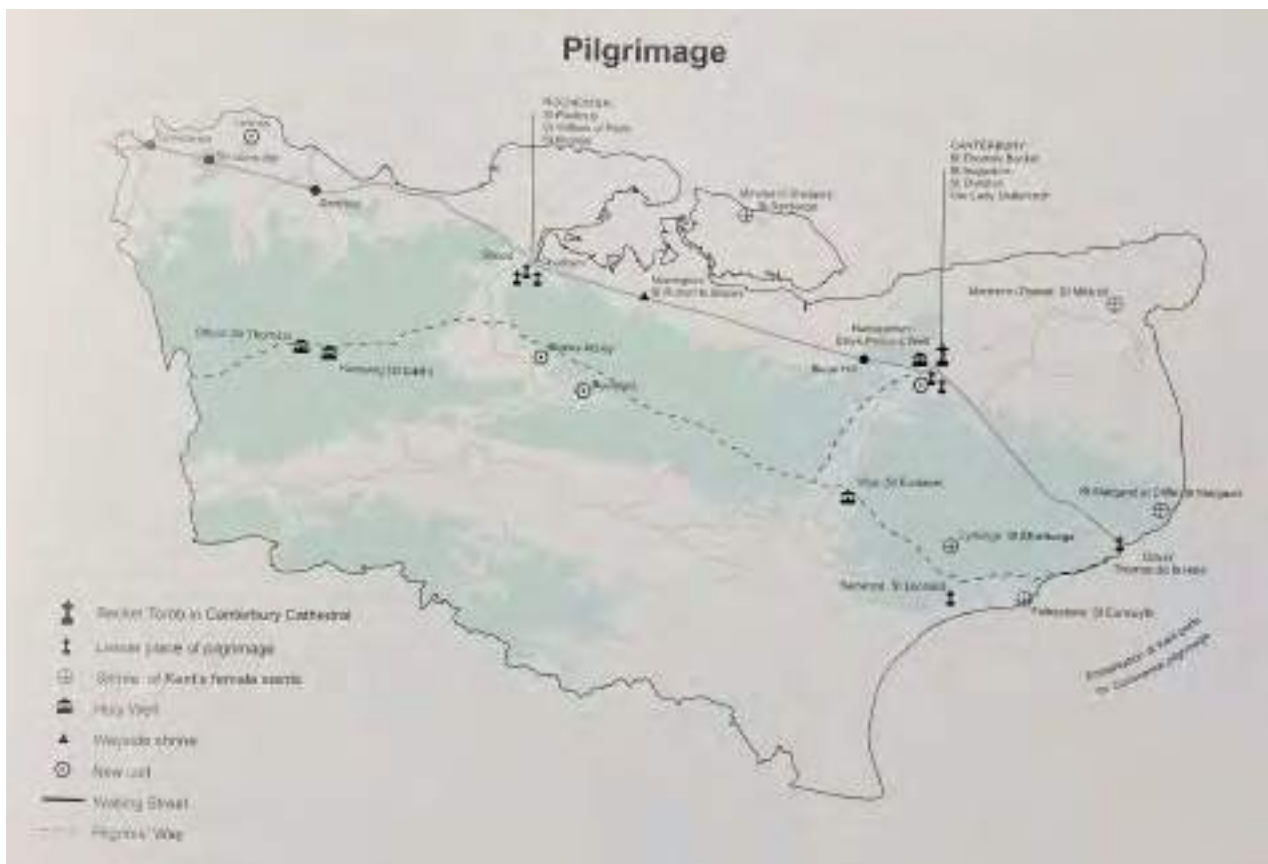
Map showing principal sites of medieval pilgrimage in Kent. (Illustration from *An Historical Atlas of Kent*, ed. by T. Lawson and D. Killingray, 2010.)

Detail of 1799 Topographical map of the North Downs. Note the distinctive widening of the road adjacent to and to the north and south of St. Andrew's Chapel.
(Copyright @The British Library.)

MONASTIC PLAN

CHAPEL

LODGING WING

GROUND FLOOR

LODGING WING

FIRST FLOOR

St. Andrew's Chapel: Form and Construction

The Chapel

St. Andrew's Chapel had a simple single cell plan and was of modest size, 7.5m long by 5m wide, small when compared with other Cistercian gatehouse chapels such as those at Kirkstead, Rievaulx, Croxden and Tilty.

Only the north, south, and east walls of the late medieval chapel have survived. The west end of the Chapel was originally 2m to the east of the existing west wall. The evidence for this is clear when we look at the walls and roof structure in what is now the upper floor west bedroom. The extension started where the north wall becomes half the width of the original medieval chapel wall and where the roof structure changes. Furthermore, the mouldings on the north and southtimber wall plates both stop on the line of the original west wall. Here a timber plate with return moulding would have spanned the north and south wall plates.[15]

Plans of thirteenth century gatehouses. (Hall, 2003)

Chapel at Thame Park Abbey, Oxfordshire.

Croxden Abbey Chapel, J. Buckler, 1839. (Image from William Salt Library, reproduced from Hall, 2003)

[15] Keevill p.26.

The Chapel was built of Kentish ragstone, coursed in large square blocks with a plinth and moulded plinth cappings. The footings were also of well built coursed masonry which was set on firm Gault geology.[16] The roof of the Chapel was tiled. The full height pointed east window was bricked up in the nineteenth century but can still be made out. Also still intact are the two pointed arched doorways with broach stop chamfered dressings positioned symmetrically on the north and south walls. To the east of these, two squints or hagioscopes, Cave-Browne suggests, were 'for the use of casual passers by at the elevation of the host.'[17] There is a door in the south east corner of the Chapel that is now blocked up.

The roof structure was of oak and is still intact, although it is not fully accessible being ceiled at collar level. The rafters are of uniform scantling with collars and braces (sous-laces). To the east of centre there is a tie beam with a decorative moulded section. Catherine Hassall in her paint analysis report suggests that the wall plates were unpainted as no trace of paint was found. They were, however, cleaned and stained in the later nineteenth century when the lath and plaster was removed from the front of the rafters. It is therefore possible that the original scheme has disapppeared. Hassall has also identified that St. Andrew's Chapel had been lime washed prior to its conversion to a dwelling.

Boxley Abbey had a tile works, lime kiln, stone quarry and managed woodland, all of which were administered by the cellarer.[18] The stone quarry was at Chingley in the Weald and a tile kiln was discovered in 1928 in Boxley Abbey farm.[19] These were all profitable industries. Not only were the materials - stone, tiles, bricks, lime and timber - used in the construction and repair of abbey buildings but large quantities were sold to provide income for the monks.[20]

The Priest's 'lodging' and the timber frame 'wing'

The listing particulars refer to the 'lodging' and timber frame 'wing' in the south east part of St. Andrew's. (Refer to the plan above and Appendix I.) The origin and sequencing of these parts of the building is uncertain. One interpretation is that the timber frame 'wing' predated the Chapel and that the 'lodging' was built as part of the original Chapel.

If St. Andrew's was close to the outer gate of the Abbey, as John Persone's 1490 Will implies, it is possible that it was part of a gatehouse complex or a group of buildings associated with the entrance to the precinct. It has been suggested that the two storey timber framed 'wing' could have been part of such a complex and that it extended eastwards as a 'Wealden' type timber structure with upper floor jetty overhang.

It has also been suggested that the 'lodging' and 'wing' were used by or provided accommodation for the priest. There is a squint at first floor level (now blocked) looking into the Chapel and it seems highly probable that it was for the use of the priest. The internal door at the east end of the Chapel (also blocked) connected it with the lodging.

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[16] Keevill, 2019, p.22.
[17] Cave-Browne, 1892, p.31.
[18] Eastlake 2014, p.143-6.
[19] Grove, 1958, p.216-9.
[20] P.J Tester p.146 suggests that the Boxley tiler was the source of tiles for Canterbury, Rochester and Leeds Castle.
Eastlake, 2014, p.144 notes that in 1384 500.

Archaeological investigations by Graham Keevill, July 2019, did not find evidence to support this interpretation. Keevill argues that both the 'lodging' and the timber 'wing' were constructed post dissolution. This is discussed later.

A full understanding of the medieval phase of construction at St. Andrew's may only be possible after further investigation. Of interest, Graham Keevill found possible evidence of a medieval structure beneath the south and west aisle walls.[21]

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[21] Keevill, 2019. Keevill uncovered a substantial rubble structure underneath but separate from the south aisle wall (possibly, though less conclusive, there may have been a similar structure beneath the west wall). Keevill suggests that the foundations were unlikely to have been intended for the current south wall. He tentatively suggests that 'the footings were for a medieval-phase structure perhaps the priest's lodging proper (as opposed to the block currently identified as such but evidently post medieval)'.

2.3 ST. ANDREW'S CHAPEL: POST DISSOLUTION

Detail from Symonson's Map of Kent published by Stent, 1596.

Distribution of Abbey Lands at Dissolution and subsequent ownership up to 1811

Distribution of Abbey Lands at Dissolution

The 1534 Act of Supremacy declared Henry VIII the Supreme Head of the Church of England. This and subsequent Acts gave the Crown the authority to disband monasteries and appropriate their income and other assets. By this date, the Boxley Abbey lands covered a considerable area and included that at Boxley, Newenham Court, Weavering, Sandling, Tyland, Boarley and Lydsing; Boxley Abbey also owned estates further afield at Gillingham, Hoo, Halsted, Raynham and the Isle of Sheppey. Following the Act of Supremacy, Henry commissioned a survey of ecclesiastical property, the *Valor Ecclesiasticus*, which set out the taxes paid to the Crown and to the Pope. The opening section on Boxley Abbey stated:

> The Certificat of John Abbott of the monast'ie of our Blissid Lady the Virgyn of Boxley, in the countie of Kent, made unto the comyssioners of our soveign Lord the Kyng of the true yearly value of all the mans, lands, tents, rents reversions, and serveces, as of all other pfitts whatsoev ther be in any man wyse belongyng to the seed monisti'ie certified in the moneth of May in the xxvii three of the reign of our soavegn lord king Henry the viii th[22]

In January 1537 John Dobbs, last Abbot of Boxley, surrendered the Abbey to Henry VIII.

The appropriated lands were distributed among his courtiers. In 1540 one of Henry's most loyal courtiers, Sir Thomas Wyatt of Allington Castle (on the other side of the Medway) obtained the Abbey lands in their entirety, by exchange with the King.

The lands were re-granted to his son Sir Thomas Wyatt the younger. Following the 'Wyatt Rebellion', the uprising of 1554 against Queen Mary's Spanish alliance, Thomas Wyatt the younger was executed and his lands were forfeited to the Crown.

'Boxley Manor, a survey upon the Attainder of Sir Thomas Wyatt', dated 1554, schedules Sir Thomas Wyatt's Boxley landholdings that were confiscated.[23] It also contains the names of tenants and the rent paid. St. Andrew's Chapel is not conclusively identified but there are references that may be relevant including one tenement called 'the Hermitage at Boxley.' Later medieval hermitages were generally located within a monastic or secular estate and were sometimes associated with Parish Churches or Chantry Chapels.[24]

Sir Thomas Wyatt (d.1542), by Richard Dalton after Hans Holbein the Younger @The National Portrait Gallery.

Ownership of St. Andrew's Chapel 1554-1811

The ownership of St. Andrew's Chapel between 1554 and 1811 is uncertain. Some writers on the Parish of Boxley are of the opinion that St. Andrew's lay within the lands that were regranted to the Wyatts (the widowed Jane Wyatt and her son George) by Elizabeth I, and that it therefore

[22] Cale and Hunter, *Valor Ecclesiasticus temp. Henr. VIII autorotate regia institutis* (Record Commission, 1810-1834).
[23] Loades, 1968, pp.230-240.
[24] Kate Wilson and Joe Flatman, *Hermitages*: Introduction to Heritage Assets (English Heritage, 2018).

remained part of the Boxley Abbey Estate: the main Abbey buildings and surrounding land.[25] These lands remained with the Wyatt family and then passed to the Seyliards through the marriage of Frances Wyatt to Sir Thomas Seyliard.[26] In 1740 Francis Austen bought the Boxley Abbey Estate from Margaret and Elizabeth Seyliard. It is said in *Boxley: The Story of an English Parish*, that in 1740 St. Andrew's was referred to as 'The Hermitage' with 4 acres of land in which John Macey formerly dwelt.'[27] Francis' son Edward had no heirs and left the Estate to his wife's cousin, John Amherst, who died in 1797. The Estate was then divided. One third was inherited by Eleanor Allen, John Amherst's niece who married Liberty Taylor, a paper manufacturer from Maidstone. Taylor purchased the remaining two-thirds of the Estate and then sold it in its entirety to the Earl of Aylesford in 1814. The Abstract of Title in the relevant deeds refers to, 'All that messuage or tenement with the yard garden and several pieces or parcels of land containing together by estimation 4a 2r 27p…… for several years past in the tenure or occupation of Robt Archer.[28]'

Other evidence suggests that St. Andrew's Chapel was part of the land that was given by Elizabeth I to Sir John Astley, Master of the Jewels, which included Newenham Court and properties at Abbey Gate, Tyland, and Boarley.[29] These lands were inherited by Astley's nephew, Norton Knatchbull. In the 1660's Sir John Banks, a wealthy merchant, bought Astley's Estate.[30] His daughter Elizabeth married Heneage Finch, 5th Earl of Aylesford. Consequently, his Boxley lands became part of the Aylesford Estate. The Estate Map of 1825, created by R.K. Summerfield, the Earl of Aylesford's agent, supports the argument that St Andrew's Chapel formed part of the lands that passed from Astley, Knatchbull, and Banks, and then to the Earls of Aylesford. St. Andrew's Chapel and garden are clearly coloured red on the map. The key states:

> 'The pieces coloured yellow were received in exchange from Lord Romney.
> The pieces coloured red belong to original Estate of The Earl of Aylesford.
> All the remainder / not colour'd / was the Boxley Abbey purchase & includes the whole of it except the Cowbeck Woods.'

The Earl of Aylesford bought the Boxley Abbey Estate in 1814 from Liberty Taylor and from then the ownership of St Andrew's Chapel can be traced with certainty.

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[25] Some land was regranted to Jane Wyatt by Queen Mary. According to Hasted, 1797 the Wyatts were 'restored in Blood' in 1571. Hook and Ambrose, 1999, p. 173, suggest that St. Andrew's Chapel was part of the Boxley Abbey Estate.
The Rev.. Richards, 1570, in the preface, states that St. Andrew's had remained 'in the ownership of the Boxley Abbey.'
[26] After George Wyatt, the lands passed to Francis Wyatt and then Henry Wyatt. On Henry's death, his brother Edwin contested the Seyliard inheritance. Boxley Manor was given to Edwin, while Boxley Abbey remained with the Seyliards.
[27] Hook and Ambrose, p.73. The Hermitage is also referred to in KLA U908/106, 1752 'Premises' of Francis Austen.
[28] 1811 'Abstract of the Title of Liberty Taylor Esq and Eleanor his wife to a capital Messe.[Messuage] or Tenement called Boxley Abbey and other Heredits in Boxley Kent', ref. KLA.
Perch, in this context a measurement of area, is an area of 30 1/4 square yards. There are 40 perches to a rood and 4 roods to an acre.
[29] *Archaeologia Cantiana*, Volume 72,1958, Robert H Goodsall, 'The Astley's of Maidstone.'
[30] D. C Coleman, *Sir John Banks, baronet and businessman*, 1963 (Clarendon Press, Oxford) p. 46.

![MFA Malcolm Fryer Architects]

Note that the names of the parts of the building are based on the listing description and do not necessarily relate to their function

POST-DISSOLUTION PLAN

NORTH EXTENSION

WEST ROOM

EAST ROOM

SOUTH AISLE

LODGING WING

GROUND FLOOR

WEST BEDROOM

EAST BEDROOM

LODGING WING

FIRST FLOOR

St. Andrew's Chapel: Post Dissolution conversion to a dwelling and early setting

Many Cistercian gatehouse chapels that have survived to the present day became Parish churches after the dissolution. Kirkstall and Croxden, for example, had chapels that were extended and enlarged for this function. St. Andrew's Chapel, however, was converted to a dwelling, probably in the late sixteenth or early seventeenth century.

In the process of modification, the Chapel was extended to the west, north and south. A floor and partitions were inserted, and a large central chimney stack was constructed allowing for two approximately equal rooms on each floor. The dating and sequencing of these works, however, is not certain, and questions remain unanswered regarding the internal arrangement and, in particular, the location of the stairs.

St. Andrew's Chapel was decorated in a simple manner. Catherine Hassall in her paint analysis report states that limewash continued to be used after St. Andrew's was converted to domestic use.[31]

The south and west extensions

St. Andrew's Chapel was extended to the west and the south post Dissolution. This can be deduced by the change in the roof structure west of the medieval Chapel; the south 'aisle' wall and the west wall are also half the thickness of the original Chapel walls and their foundations are shallower and less substantial.[32] The south 'aisle' and west walls are built of high quality ashlar, coursed in large square blocks. The stone appears to have been reused from the ruined Abbey, including that for the south and west arched doors. The plinth detail replicated that of the original Chapel. Three small windows inserted at ground level still exist, while the upper floor window above the west door was replaced in the later nineteenth century. The monastic quality of the work which is not obviously domestic in character is perhaps surprising. This may be explained by the ready available of materials from Boxley Abbey, although it does seem at least possible that St. Andrew's was initially extended as a chapel and later converted to a dwelling.

The 'Lodging' and south east 'wing'

The south and west walls are of a single build as they are fully bonded and their footings are of a consistent depth. Graham Keevill considers that the priest's 'lodging' was also of this date as it is bonded into the south wall. An archaeological trial pit at the junction of the south wall of the 'aisle' and the west wall of the 'lodging' found that the two walls were fully bonded. Graham Keevill's archaeological report therefore concluded that the 'lodging' and south 'aisle' were built at the same time; they appear to be post-monastic and part of the Chapel's conversion for secular use.[33]

As discussed earlier, Graham Keevill also argues that the south east timber 'wing' was constructed post Dissolution and was an addition to the priest's 'lodging'. This conclusion is based on the assessment of the sequence of construction at the junction of the east wall of the Chapel and the

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[31] Hassall, 2019.
[32] Keevill, 2019.
[33] Keevil, 2019.

north wall of the timber-framed wing.[34] Furthermore, the timber frame does not appear to be of high quality and the panel fill is of poor construction; it is possible that the structure was built with reused material.

North Extension

St. Andrew's Chapel was also extended to the north as is shown by nineteenth century maps and a sketch. The sketch shows this extension with a 'catslide' roof with low north eaves. It also shows that the plinth on the south and west walls continued on to the north extension. This possibly indicates that the north extension was built at the same time as the west and south extensions. It was demolished when the existing shop was built and the projecting porch wall may be a remnant. It should, however, be noted that no evidence of a north extension was found by the archaeologists.

Setting

The setting of St. Andrew's when converted to a dwelling is unknown. By 1800, the building is shown as having both a triangular garden/yard of 2 1/2 roods (just over 1/2 an acre) and some 4 acres of land adjacent to the building farmed by a tenant. An Act of Parliament of 1589 had made it illegal to build, convert or to 'willingly uphold maintain and continue a cottage without four acres of land.'[35] The 1800 setting including the curtilage may therefore date back to the building's conversion to a dwelling.

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[34] Keevill, 2019, p. 24. Above plinth level, the ashlar blocks of the east wall of the Chapel finish in a straight joint abutting the brick pier at the junction. The brick pier is nineteenth century but according to Keevill would have replaced an earlier pier. It is therefore argued that the Chapel pre-dates the timber frame.
[35] *Agricultural History Review*, Volume 59, (Part I: 2011) 'Regulation in cottage building in seventeenth century Sussex' Danae Tankard, p.18.

2.4 ST. ANDREW'S CHAPEL: THE NINETEENTH CENTURY UP TO 1884

Map, 1797 unattributed. (©British Museum online)

Tithe Apportionment Map,1849.
(@The Genealogist @Crown Copyright Images, reproduced courtesy of The National Archives.)

Ordnance Survey Map,1865.
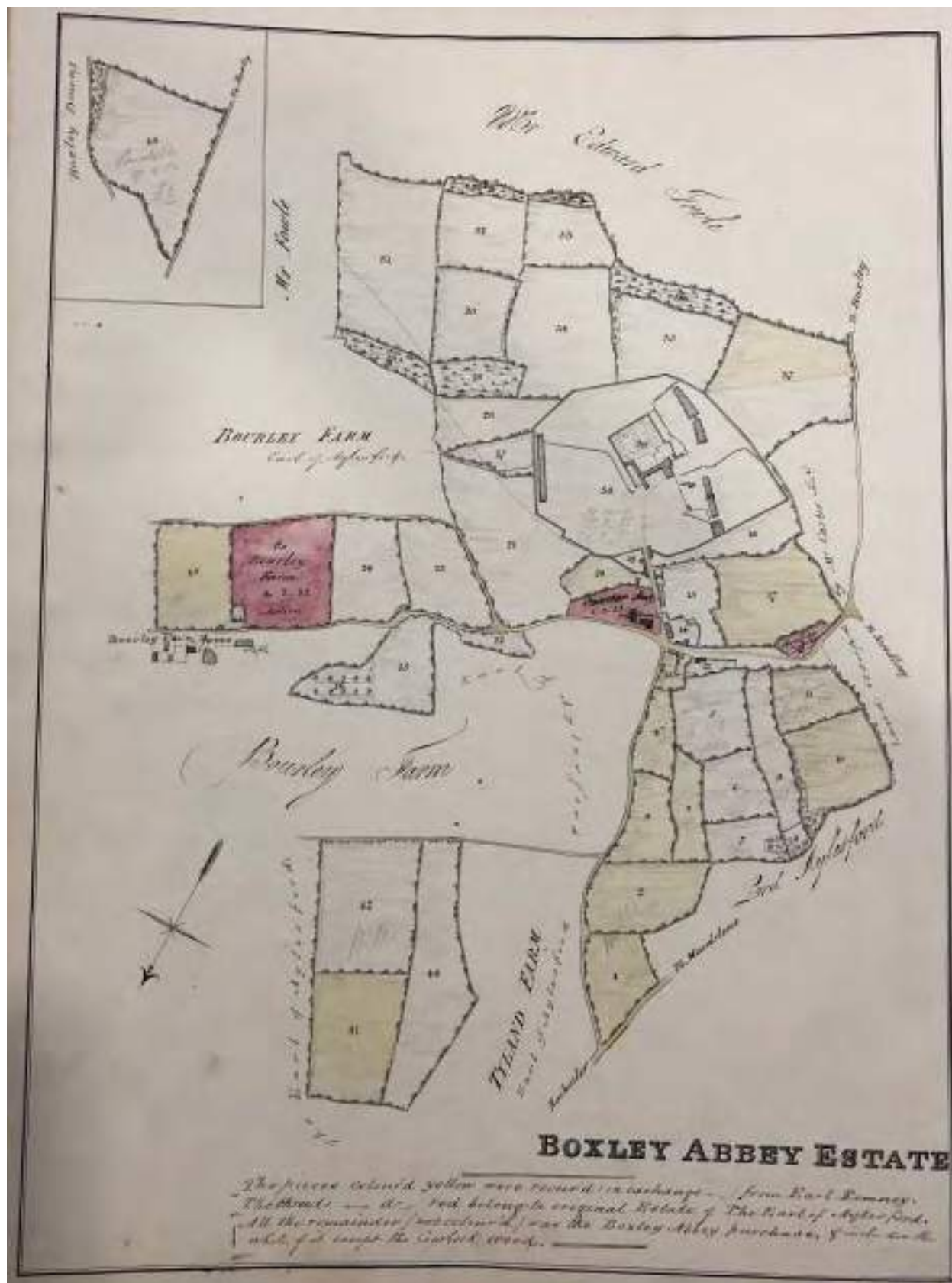
Ownership: The Earl of Aylesford

We know with certainty that St. Andrew's Chapel was owned by the Earls of Aylesford from 1814 until 1884, when the Estate was sold to the Earl of Romney.

In 1814 the 5th Earl of Aylesford purchased the Boxley Abbey Estate for £16,000 from Mr Liberty Taylor of Maidstone, a paper manufacturer.[36] He acquired further lands through an exchange with Lord Romney. These acquisitions consolidated his holdings of land at Boxley Abbey, Abbey Gate, Tyland and Boarley.[37]

An Estate Book prepared in 1825 by Mr R.K. Summerfield, the Earl's land agent, is an updated version of a similar book of 1805. It contains maps and descriptions of his landholdings and refers specifically to St. Andrew's Chapel, which is described as being 'a cottage and garden' let with adjoining pasture to Mr Archer.

[36] The agreement for the sale had been drawn up as early as 1811, but the sale completed in 1814. The 4th Earl of Aylesford had died in 1812, and his estates were inherited by his son. Kent Archives U234 E7.
[37] Estate Book compiled by Summerfield p.47.

BOXLEY ABBEY ESTATE

Map 19 from The Earl of Aylesford's Estate Book, 1825. (Kent Archives U234 E21, Map 19)
The description of the Boxley Estate accompanying Map 19 stated:
The pieces coloured yellow were received in exchange from Lord Romney.
The pieces coloured red belong to original Estate of The Earl of Aylesford.
All the remainder / not colour'd / was the Boxley Abbey purchase & includes the whole of it except the Cowbeck Woods.

Tenancy: The Archer Family

The Rev. Frederick Jonathan Richards in his *Notes about Boxley,* 1870, wrote with regard to St. Andrew's Chapel:

> 'The Cottage is still in the occupation of a poor widow, whose family have lived in it, under the possessors of Boxley Abbey for more than a century.'[38]

The widow was Mrs Ann Archer who was aged 75 in 1870. The Archer family had lived in St. Andrew's from the end of the eighteenth century, leasing the Chapel, cottage, yard and adjoining pastureland which they farmed.

The first reference that we have to the Archers is to a Mr Robert Archer (b.1740). An 1811 Abstract of Title to Mr. Liberty Taylor's land refers to:

> 'All that messe. or tenement with the yard garden and several pieces or parcels of land containing together by estimation 4a 2r 27p …….. situate standing lying and being in the sd. parish of Boxley then and for several years past in the tenure or occupation of Robt Archer his assigns or undertenants...[39]'

Robert Archer (b.1740) and his wife Elizabeth had seven children. The youngest, Henry Archer was recorded as tenant of St. Andrew's Chapel in the 1825 Estate Book. Henry and his wife Ann had six children. In the 1841 Census, Henry and his two sons Henry and George were described as agricultural labourers. In a Tithe Apportionment document of 1849, William Archer is recorded as its occupier.[40] In the 1871 Census the widowed Ann Archer, aged 76, was still living in the cottage which was then described as St. Andrews House, Abbey Gate. In the same Census, a lodger named James Field, aged 51 was also recorded at this address. Ann Archer died in 1879.

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[38] Richards, 1870, Preface.
[39] 1811,' Abstract of the Title of Liberty Taylor Esq and Eleanor his wife to a capital Messe.[Messuage] or Tenement called Abbey and other Heredits in Boxley Kent.' (Kent Archives U234 E7)
[40] William Archer described in the Tithe Apportionment was Henry's brother or nephew.

	Henry Archer										
	Cottage & Garden				0	2	19				
9	part of		Pasture		1	0	35		4	0	39
11			do.		2	1	25				

Detail of extract and map from the Earl of Aylesford's Estate Book, 1825. (Kent Archives U234 E21 Map 19 and p.49)

1849 Tithe Apportionment. (@The Genealogist @Crown Copyright Images, reproduced courtesy of The National Archives)

St. Andrew's Chapel: Nineteenth Century Dwelling

Mr Summerfield's 1825 Estate Book refers to recent extensive alterations to buildings on the Boxley Abbey Estate following its purchase by Lord Aylesford. He describes the demolition of all but one wing of Boxley Abbey and the materials being sold in lots. He also stated, 'In 1818 all the Houses at the Abbey Gate were repaired, as well as the Great Barn, at a heavy expense.'[41] This may have included work on St. Andrew's Chapel.

In *A Brief Historical and Descriptive Account of Maidstone and its environs* by S.C. Lampreys, 1834, St. Andrew's Cottage is described:

> 'On the left hand side of the lane leading towards Sandling from the Abbey, there is a remarkably picturesque old stone cottage …. the chapel and the curate's apartments, which are attached to it, are still almost entire, and are well worth the notice of the antiquary.'

St. Andrew's Chapel was also described in other publications of the later 19th century, notably in Rev Frederick John Richards' *Notes about Boxley: Its Abbey and Church,* 1870 and John Cave-Browne's *History of Boxley Parish*, 1892.

There are only two sketches of St. Andrew's which pre-date its major refurbishment work of the late nineteenth century. The first is a pen and ink sketch from Cave-Browne's book which probably dates to the 1870s. Comparing the sketch to twentieth century images, the two main differences are the absence of the timber half gable roof on the south elevation and the large 'catslide' roof to the north of the Chapel.

The second sketch is from the Best-Shaw collection. This was painted before 1884 as it includes a barn (possibly thatched) to the right and behind St. Andrew's . This barn is shown the 1865 Ordnance Survey map but not on the map from the 1884 sales particulars (or indeed the 1890 sales particulars or 1895 Ordnance Survey map). The Best-Shaw sketch clearly shows the stone three-light window with hood mould in the south wall of the south east 'wing'.

Cave-Browne's history also refers a new south wall with a three-light stone window as well as to new brickwork in the east and west gables:

> 'In the western gable over the door, the space now hideously filled with modern brick suggests the presence of the square-headed, three light window of the 14th century; now built into a recent south wall'…… 'while at the East end are signs no less distinct of a larger pointed window, the space, too filled in with brick.'[42]

The stone window with three hollow chamfered arch headed lights still exists today in the south wall of of the 'wing' that was built out in stone under the originally jettied upper storey of the timber frame. Early twentieth century photographs show that the window had medieval head carvings to the hood moulds, which have since been lost. It is likely that the window had been reused from the ruins of the Abbey. An eighteenth century sketch of the Abbey House shows similar windows. Cave-Browne suggests that the window had been in the west wall of the Chape

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[41] Kent Archives U234 E21 Map 19 and p.47.
[42] Cave-Browne, 1892, p. 31.

although this is not substantiated. The nineteenth century brickwork in the west gable was later replaced by stone, but the brick infill to the pointed east window still exists.

There is at least one nineteenth century reference that suggests that St. Andrew's was at some time converted to two cottages. It is therefore possible that there was more than one staircase; Cave-Browne in 1892 refers to 'staircases' but the position of the staircase or staircases prior to the 1890s work is unknown.[43] We know that prior to the late nineteenth century works, St. Andrew's was decorated in the simple manner we would expect from a tenanted farm building. Catherine Hassall identified three layers of eighteenth century wallpaper behind the 1890s panelling.[44]

View of Boxley Abbey from Picturesque Views on the Medway, by Samuel Ireland, 1793. The image shows windows similar to that in the south wall of St. Andrew's Chapel. In the early nineteenth century all but one wing of Boxley Abbey House was demolished and the materials sold.

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[43] Richards, 1870, p.17, Cave-Browne p. 31.
[44] Hassall, 2019.

Sketch of St. Andrew's Chapel, c.1870, published in Cave-Browne's *History of Boxley Parish*, 1892. This sketch was drawn before the major refurbishment works of the late nineteenth century; there is no timber half gable abutting the 'lodging' and the windows on the 'lodging' and upper west gable were altered in the late nineteenth century. The 'catslide' roof to the north was demolished in the late nineteenth or early twentieth century for the shop. There is an outline of a barn to the left hand side of St. Andrew's.

Sketch of St. Andrew's Chapel, Best-Shaw Collection. A barn can be seen behind St. Andrew's to the right hand side. This barn had been demolished by 1884. The three-light stone window can be seen in the timber framed south east extension.

St. Andrew's Chapel: Nineteenth Century Setting

In the nineteenth century St. Andrew's Chapel had a garden, yard and outbuildings of approximately 2 1/2 roods. The farm buildings and yard were located to the north of the cottage, with the garden to the south and east. A single farm building to the north is shown on the tithe map of 1849. This is shown in the Best-Shaw sketch, possibly with a thatched roof. The 1865 Ordnance Survey shows a further outbuilding at the north west boundary of the site adjacent to Boarley Lane. This is also shown in outline in the Cave- Browne sketch.
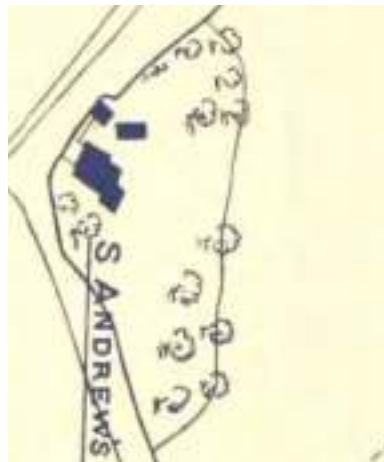
a. Detail from 1865 OS Map showing St. Andrew's Chapel 'Now a dwelling house' and two outbuildings.
b. Detail from the map in Cave-Browne's *History*.

During the nineteenth century, in line with changing agricultural practice, smaller fields within the Aylesford estate were consolidated into larger units. The two fields to the west of St. Andrew's that were leased with the cottage were combined into a single field that was extended eastwards with the narrowing of Boarley lane to almost half its original width. These changes can clearly be seen by comparing the estate map of 1825 with the Ordnance Survey map of 1865.


Estate map, 1825 (left) and Ordnance Survey map,1865 (right) showing the fields adjacent to St. Andrew's were combined and enlarged resulting in the narrowing of Boarley Lane around the Chapel.

2.5 ST. ANDREW'S CHAPEL: LATE NINETEENTH CENTURY

Ownership: The Earl of Romney and Major Best

The 1884 Sale

On the death of his father in 1871, the 7th Earl of Aylesford inherited the Estate. He was profligate, and ran up large debts which he charged against his inheritance. To protect the family's wealth his relations managed to obtain a private Act of Parliament which transferred his life interest to trustees.[45] In order to repay debts they sold all the family estates, except for the seat in Warwickshire. Lord Romney bought the Kent estate for £100,000 at auction in 1884. St. Andrew's Chapel was Lot 15, which included land totalling 4 acres, 3 roods and 15 perches.[46]
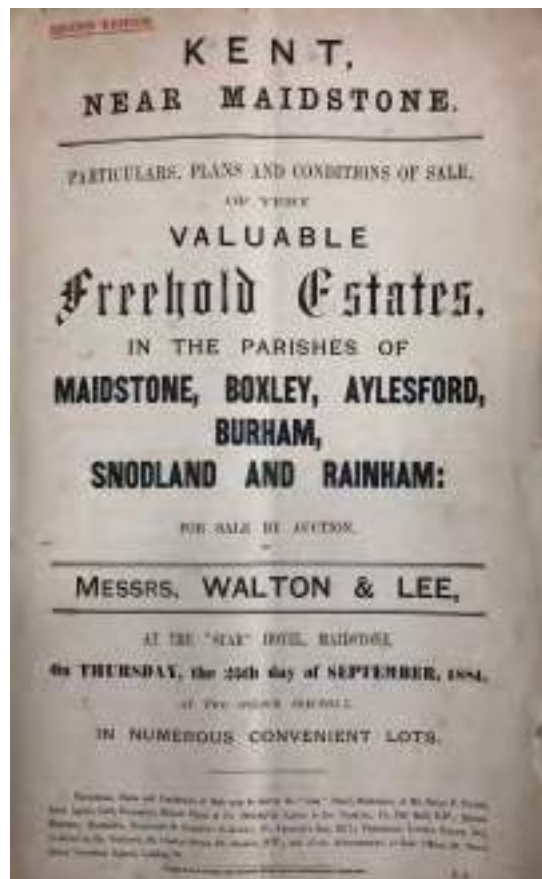
The 1884 Sale Catalogue for the Aylesford Estate in Kent. (Kent Archives U1644 E122)

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[45] *Landmark Cases in Equity*, edited by Charles Mitchell, Paul Mitchell, Bloomsbury, 2012.
[46] Kent Archives, U1644 E122 also U234 E19.

Map showing the Boxley Abbey Estate for Sale, 1884. (Kent Archives, U1644 E122)
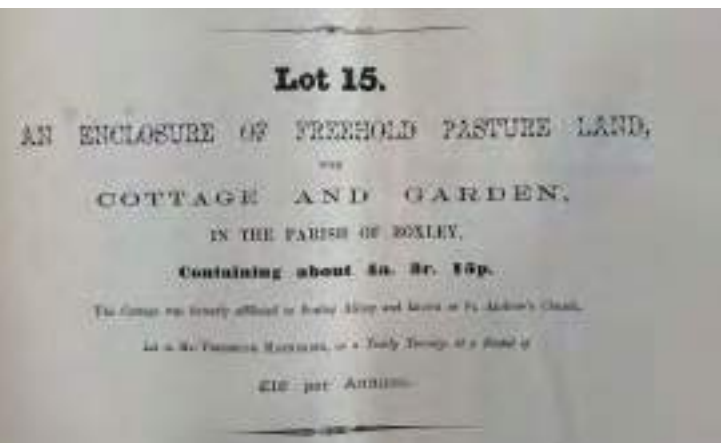
Map and excerpt from the 1884 Sale of the Aylesford Estate. Lot 15 was St. Andrew's Chapel and adjacent land. (Kent Archives, U1644 E122)

The 1890 Sale

Just 6 years later, in 1890, the Boxley Abbey Estate was again auctioned.[47] The area for sale was the same as in 1884 except for the land to the north east of the Pilgrim's Road.

The land to be auctioned was divided into four lots. Lot 1 (coloured pink on the sales map) had the largest acreage and included Boxley Abbey, Boarley Farm and Boxley Abbey Farm as well as St. Andrew's Chapel. St Andrews Chapel was marked number 393 on the plan and described as follows:

Old Chapel dedicated to St. Andrew the Apostle
but now occupied as a Dwelling House (Called St. Andrew's Cottage)
Containing 3 Bedrooms, small Shop and Parlor, Sitting room, Pantry and Storehouse. Also Stable
now used as Store, &c.
At the rear is a very productive
Kitchen Garden.
The area of No. 393 is 0A. 3R. 0P.

Lot 1 was bought by Major Maudistly B. Gaussen Best of Park House in Boxley for £15,450. The Bests were originally from Chatham. In the eighteenth century Thomas Best and his son Maudistly had bought land in Boxley including Park House which became a country retreat. In 1849 Major Best inherited the estate and built a new Park House on the site of the lodge north of the original Park House. He lived at Boxley Abbey while the new Park House was being built. When Lord Romney put the Boxley Abbey Estate up for sale, Best decided to add to his estate.

Lot 3, (coloured orange on the sales map) included the piece of land adjacent and to the west of St. Andrew's totalling 4 acres and 15 perches and rented by Frederick Mannering. The land was known as 'Chapel Mead'. Lot 3 was bought by Alfred Jarrett who had been renting Tyland Farm.

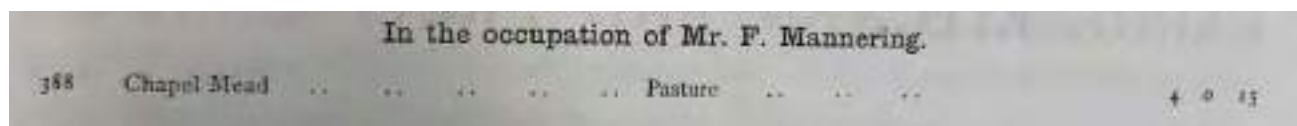[47] Kent Achives U1644 T31, Medway Archives U480 E75, U480 C30.
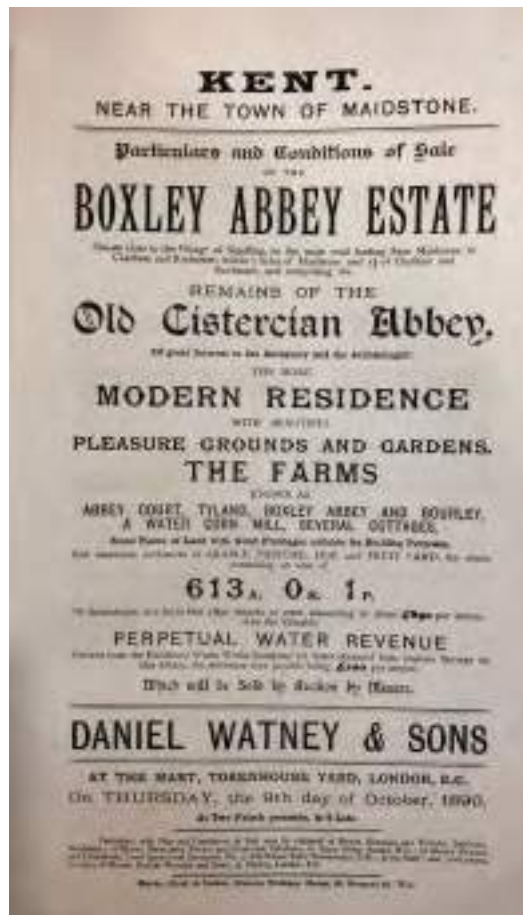
Cover of the 'Particulars and conditions of sale of the Boxley Abbey Estate', 1890. (Kent Archives, U1644 T31)

Map from the 'Particulars and conditions of sale of the Boxley Abbey Estate', 1890. The Estate was divided into four lots. St. Andrew's Chapel lay to the south west of Lot 1. (Kent Archives U1644 T31)

NO. 393 ON PLAN

Comprises a considerable portion of the

Old Chapel dedicated to St. Andrew the Apostle,

but now occupied as a **Dwelling House** (Called St. Andrew's Cottage)

Containing 3 Bedrooms, small Shop and Parlor, Sitting room, Pantry and Storehouse.
Also Stable now used as Store, &c.

At the rear is a very productive

KITCHEN GARDEN.

The area of No. 393 is 0A. 3R. 0P.

The above with the Meadow, numbered 388 on plan (part of Lot 3), is let to Mr. Frederick Mannering, a yearly tenant, at the rent of £18 a year, and his apportioned rent in respect of the House and Garden included in this lot will be £8 per annum.

In the occupation of Mr. F. Mannering.

| 388 | Chapel Mead | .. | .. | .. | .. | .. | Pasture | .. | .. | .. | 4 · 0 · 15 |

Map and excerpts from the 1890 sales particulars. St. Andrew's Chapel and garden was No. 393, part of Lot 1 (coloured pink.) It was let to Frederick Mannering. The pasture to the west, known as Chapel Mead, was also let to Mannering, but was part of Lot 3 (coloured orange) and was sold separately. (Kent Archives U1644 T31)

Tenancy: Frederick Mannering

After the death of Ann Archer, the next tenant of St. Andrew's was Mr Frederick Mannering (born 1836). It was Mannering who appears to have opened its grocer's shop.
He was from a local family of farmers and was described in the 1851 Census as a 'shepherds boy'. In the 1871 Census, living in Abbey Gate, he was described as a 'game keeper' and in *Kelly's Directory* of 1878 and 1882 as a 'cowkeeper'.

By 1884, Frederick Mannering had become the tenant of St. Andrew's. He was named in the sales particulars of that year. He paid an annual rent of £18 for the cottage, garden and land totalling 4a 3r 15p. In the 1890 sales particulars he was still noted as the tenant of St. Andrew's. St. Andrew's was by then described as having 'a very productive kitchen garden' and a 'small shop' and 'storehouse'.' In the Census of 1891 Mannering, now widowed and living with his niece and nephew at St. Andrew's, was running the small shop and was described a 'grocer'.

1891 Census return for St. Andrew's Cottage. (©FindMyPast)

Note that the names of the parts of the building are based on the listing description and do not necessarily relate to their function

LATE NINETEENTH CENTURY PLAN

NORTH EXTENSION (SHOP)

NORTH LOBBY

WEST ROOM (PARLOUR)

EAST ROOM (PANTRY)

19th Century Alterations and refurbishment works

SOUTH AISLE (STORE)

[SOUTH ENTRANCE]

LODGING WING

(SITTING ROOM)

GROUND FLOOR

WEST BEDROOM

EAST BEDROOM

19th Century Alterations and refurbishment

LODGING WING (BEDROOM)

FIRST FLOOR

St. Andrew's Chapel: Late Nineteenth Century Alterations, Dwelling and Shop

It is apparent when looking at the interior of St. Andrew's Chapel today that many of the fittings and finishes date to the late Victorian period and Catherine Hassall's paint analysis confirms that a 'major campaign' of refurbishment, both alterations and redecoration, was carried out in the last decades of the nineteenth century.[48] It is likely that much of the work was undertaken following the 1884 sale, but that refurbishment and alterations were carried out in phases, some being undertaken after the 1890 purchase by the Bests. In the 1890 sales particulars, St. Andrew's is described as having a 'small shop and parlor, a sitting room, pantry and storehouse 'as well as three bedrooms on the first floor.[49] The 'parlor 'described is probably the west ground floor room and the 'pantry 'the east ground floor room. The 'sitting room 'would therefore have been the ground floor of the 'lodging' and 'wing'.

Internal alterations and refurbishment

The internal alterations of the late nineteenth century included the construction of a new staircase and landing adjacent to the south door. To the west, a new partition with timber door and and sidelight was constructed to create the 'storehouse'. It is also possible that the 'priest's lodging' and south east timber 'wing' at ground floor were combined at this date with the insertion of a beam between the two parts to create the 'sitting room'. The floor in these rooms was also lowered at some point and the windows altered. A comparison between a nineteenth century sketch and twentieth century photographs suggests that the two light window in the west wall of the 'sitting room' is a replacement of an earlier smaller opening and that an opening in the south wall was blocked up.

By 1890 the 'small shop' had opened at St. Andrew's. The date of the shop extension seen today is not known for certain. It may have been constructed during the major refurbishment works of the late nineteenth century. Alternatively it is possible that when the shop opened it simply occupied the existing north extension but was rebuilt early in the twentieth century. The blocked brick arch door between the north porch and the south east corner of the shop suggests that an earlier shop may have been altered. The door in the north wall of the parlour dates to the late nineteenth century and connected the parlour and the shop.[50]

Much of the lath and plaster and probably some of the floors were replaced in the refurbishment works. In the upper floor east and west rooms, the earlier lath and plaster was removed from the timber roof structure and new inserted between the rafters. New panelled doors, architraves and skirtings were installed in the main rooms and fireplaces inserted. Only the fireplaces to the pantry and upper floor 'wing' bedroom exist today. (Some fireplaces were replaced in the twentieth century and others have been removed.) In the pantry, the larger opening was divided to form a smaller fireplace to the left and a cupboard to the right hand side. There was also new joinery such as the cabinet built in the opening that once linked the Chapel and the 'lodging', and new cupboards under the stair and in the upper west bedroom. In the 'parlor' new dado panelling and a small internal window in the north west corner date to the late nineteenth century.

St. Andrew's was also completely redecorated in the late nineteenth century. Catherine Hassall's paint and finishes analysis showed that much of the joinery including panelling, doors, new

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[48] Hassall, 2019.
[49] Kent Archives U1644 T31.
[50] Hassall, 2019.

storeroom screen and the staircase banister and handrail were 'comb' grained, to imitate oak, a technique fashionable in the mid to late nineteenth century. The trusses and wall plates were stained. In the parlour, the walls above the dado were decorated with a printed blue and white floral wallpaper, while in other rooms the walls were painted. Similar wallpaper was used for the west upper room, and an unusual two-toned paint scheme was employed for the joinery at first floor level. As noted by Hassall the work was of some quality - 'not done on the cheap: it involved graining, printed wallpapers and an unusual two-tone scheme on the first floor.'[51]

External Alterations

Externally, many alterations, particularly to the window frames, external doors and chimney stacks date to the late nineteenth century. The timber stud half gable roof with two light window abutting the 'lodging' was constructed to give light to the new stair and to accommodate the necessary headroom. Almost all the windows were replaced at this time. These were in the main timber framed with ovolo mouldings and had metal window casements. Early twentieth century photos show diamond shaped leaded lights on all but the store room window to the south elevation. Only fragments remain. New timber doors were installed to the arched openings, painted on the inside only. The chimney stack to the timber wing was rebuilt in its current position and the main stack was rebuilt at upper level. The latter shows evidence of previous repair work.

Photograph of the south elevation of St. Andrews Chapel, 1911. (Kent Photo Library © Maidstone Museum)
The photograph shows many of the external alterations that were carried out in the nineteenth century. The three-light monastic window on the right was inserted. Its carved heads to the hood mould can be seen. The timber half gabled roof over the staircase with the window was constructed. The windows with diamond leaded lights also date to the late nineteenth century. The chimney stays were rebuilt at this time.

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[51] C. Hassall, 2019

St. Andrew's Chapel: Late nineteenth Century Setting

By the time of the1884 sale the outbuilding to the north of the cottage had been demolished, but there was still a building at the north west boundary of the site, presumably the stable, shown in the estate map of 1890 and the Ordnance Survey map of 1895. The 1890s sales particulars described St. Andrew's as having a 'productive kitchen garden' and a 'stable now used as store, &c.'

Ordnance Survey map, 1895 showing a small outbuilding to the north of the Chapel. (NLS)

Detail from Map, 1890 from the Boxley Abbey Estate sales particulars showing a small outbuilding to the north of the Chapel. (Kent Archives)

2.6 ST. ANDREW'S CHAPEL: TWENTIETH CENTURY UP TO 1969

Ownership: The Best-Dalisons and Best-Shaws

Major Best died in 1906 and the Boxley Abbey Estate, which included St. Andrew's Chapel, was left to his niece Harriet E. H. Best (known as Lily) wife of the Rev Charles Edmund Waller Dalison. They took the name Best-Dalison and lived at Park House. At Lily's death in 1951, the Estate was inherited by her nephew, Sir John Shaw, who took the name Sir John Best-Shaw. Park House was sold, and John and his family lived in Abbey House, which still remains in the Best-Shaw family. St. Andrew's Chapel was owned by the Best-Shaws until 1969 when it was put up for auction.

Tenancy: The Danes, Eatons, Bakers and Beers

The Danes Family

By 1901 the tenants of St. Andrew's Chapel were the Danes family. In the Census for that year John Danes (b.1849), Mary and their three children were living at the cottage. John Danes is also recorded in Major Best's 'Kent Estates' book as the tenant of St. Andrew's. His rent for the 3 roods of land was £18 per annum. The 4 acres of land that had for some time been rented to the tenant of St. Andrew's had been sold separately to A. P Styles in the 1890 sale of the Estate.

John Danes had grown up in Abbey Gate. Members of his family owned the Danes Anchor Brewery in Aylesford, founded 1858. In the 1891 census (and still living in Abbey Gate cottage), he was described as a brewer's clerk, but by 1901 John Danes was living at St. Andrew's Chapel and was described in the Census as a ginger beer manufacturer. A fragment of pottery found in the recent archaeological excavation at St Andrew's is stamped with 'J Danes, Sandling, Maidstone'.

In the 1901 Census, Frederick Mannering was living in Sandling but was still described as a grocer/shopkeeper. It is likely that he continued to run the shop at St. Andrew's after moving out. Mannering died in 1902. John Danes appears to have taken over the running of the shop, since he was registered as a 'shopkeeper' in the 1903 edition of *Kelly's Directory.*

1901 Census for St. Andrew's Chapel showing the Danes family living at St. Andrew's Frederick Mannering was living nearby in Abbey Gate at this date and probably continued to run the shop. (©Find My Past)
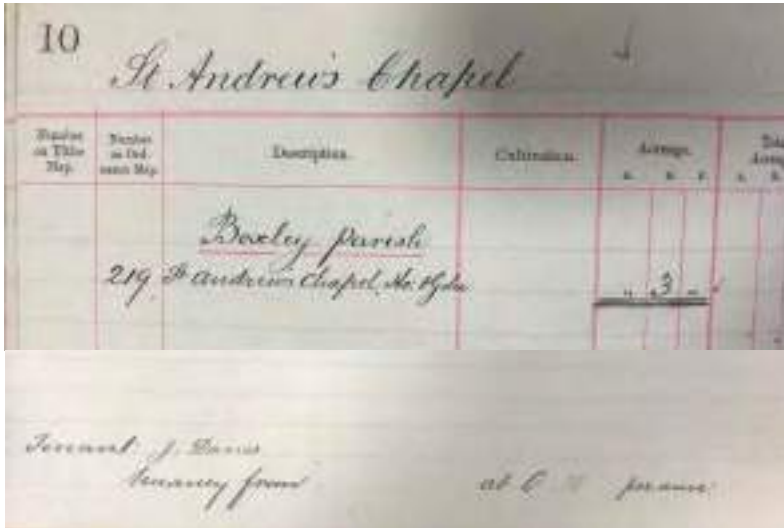
Cover and extract from Major M. G Best 'Kent Estates' book, 1901 (Medway Archives Centre,)

Ginger beer bottles, manufactured by the Danes Anchor Brewery in Aylesford.

Fragment of bottle excavated at St. Andrew's.

The Eatons, Bakers and Beers

After the Danes, the next tenants of St. Andrew's Chapel were the Eatons, whose family had lived in the parish for many centuries. In the 1911 Census, William Henry Eaton and his wife Anne Elizabeth, both aged 59 were living at St. Andrew's together with their youngest daughter Florence, then aged 23 and her husband Albert George Baker. The Bakers had one son, Sydney, aged 2 in 1911, and a daughter, Audrey, was born in 1913.

William Henry Eaton was a plasterer and decorator while Albert Baker ran the shop. By 1907, a brick pillar with post box had been constructed on Boarley Lane opposite St. Andrew's, shown on the Ordnance Survey map of that year and o n the postcard dating to the first decade of the twentieth century. Robin Ambrose in *Sandling Memories*, recalls Florence saying her father, William Eaton, had built it.[52]

[52] Ambrose, 2010, p.95

In the 1911 Census Albert was described as a 'grocers assistant' and by 1913 in *Kelly's Directory*, as a 'shopkeeper'. A number of photos from the early twentieth century show the Eatons and Bakers in front of St. Andrew's Chapel.

1911 Census record for St. Andrew's Chapel. (©Find My Past)

The Eaton Family c. 1915. William and Anne Eaton in the centre of front row. Florence and Albert Baker are in the top row on the right hand side. William and Anne had two other children, William and Ellen who are also probably shown in the photo with their spouses. (Andre Plumb, in Ambrose, 2010, p.94)

St Andrew's Chapel 1911, showing the Eaton Family. (Hook and Ambrose, 1999 p.170)

Albert Baker died in World War One on 20 July 1917. The Boxley Parish Magazine reported in September 1917:

> Heavy casualties. 'Albert Baker, of the R.F.A, [Royal Field Artillery] who only
> went over to France on 20th June, was killed in action on the same day of July.
> He leaves a widow and two children, to whom we offer our sincere sympathy.
> He joined up with the A.V.C. and after being at Preston Hall for some time, was
> transferred to the artillery. He was a devoted husband and father and was
> much liked by all who came in contact with him.'[53]

His memorial service was held at Sandling Mission on 2nd September 1917.

In 1922 Florence remarried. Her second husband was John Norris Beer (b.1895), chauffeur to the Cliffords, a local family. It appears that the Beers continued to live at St. Andrew's and Florence ran the post office from the shop annexe.[54] The post office had opened sometime after the war, and certainly by 1931, as is shown on the OS map of this date.

It also appears that from 1923 until at least 1928, curates from the Sandling Mission were tenants at St. Andrew's. Sandling lies within the Parish of Boxley, but a mission church had been established in the village to serve its own population. From May 1923 until March 1924, the Rev. J. W. St. A. Davies lived at St. Andrew's Chapel.[55] From March 1924 until October 1925, Sandling Mission was without a curate, but the visiting curate, Captain Henderson, it is recorded stayed at St. Andrew's on two occasions (for a few weeks). From October 1925, the new curate, Rev. J. Bevan Roberts, described as 'the heart and soul in the Sandling Mission', lived at St. Andrew's.[56]

There is a further reference to St. Andrew's Chapel in the Vicar's letter in the Parish Magazine of February 1926, when the suitability of the building as a new premises for the Mission was considered:

> 'A meeting of residents at Sandling was held on January 8th and it was resolved
> that the present Mission Room being unsuitable for the requirements of the
> congregation, it is desirable to secure more commodious premises. This
> resolution has been forwarded to the Vicar and Churchwardens who are
> obtaining an architect's opinion in the first instance on St. Andrew's Chapel, its
> accommodation and suitability for a place of worship, &c.'[57]

St. Andrew's, however, was not converted for use by the Mission. In 1928 a new Mission Church, a 'tin tabernacle', was constructed on donated land in the corner of Cuckoo Wood, opposite the Club in Sandling. This is shown on the OS map of 1931. Confusingly, the new Chapel was called St. Andrew's Chapel. It was closed in the 1960s.

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[53] Boxley Parish Magazine, September 1917, Kent Archives P4D/28/9/1.
[54] Ambrose, 1999. There are no Census records from 1911 and 1939.
[55] For some time before 1923, the curates lived at the Hermitage in Boxley. Ambrose p.132 'Major Best set something of a precedent in having curates or other clerics as his tenants at 'The Hermitage'.
[56] Boxley Parish Magazine, January 1917- December 1927, Kent Archives P4D/28/9/1.
[57] Boxley Parish Magazine, February 1926, Kent Archives P4D/28/9/1.

1939 Census for 'Post Office', St Andrew's Chapel, 1939. (©FindMyPast)

According to the 1939 Census, John and Florence Beer were living with John's elderly mother, Emma Beer (aged 82) and they had two lodgers. Florence Beer was still running the post office.

Robin Ambrose in *Sandling Memories* writes:

> 'The Beers lived at St. Andrew's and the post office was run from a small annexe with a polished counter. Peter Kirby remembers an elderly Mrs Beer peering over her spectacles and being very methodical in carefully licking and sticking on stamps. Postal orders needed a rubber stamp which she would carefully prepare and then bring down with an almighty thud. The elder Sir John Best-Shaw remembered her doling out stamps and pensions and "her cheerful bit of local news". She would post letters for people, into the Victorian letterbox set in a brick pillar which she said had been built by her father. Newspapers and sweets were sold.' [58]

Both Florence and Jack Beer died in 1969. The post office closed and St. Andrew's was put up for sale.

Postcard of St. Andrew's Chapel c. 1900. (Kent Archives KHLC-IMG/PO/1/BOX/8)

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[58] Ambrose, 2010, p.95.

TWENTIETH CENTURY PLAN

NORTH EXTENSION (SHOP)

WEST ROOM (PARLOUR)

EAST ROOM (PANTRY)

SOUTH AISLE STORE

SOUTH ENTRANCE

(SITTING ROOM)

LODGING WING

GROUND FLOOR

WEST BEDROOM

EAST BEDROOM

LODGING WING (BEDROOM)

FIRST FLOOR

St. Andrew's Chapel: Twentieth Century Dwelling, Shop and Post Office

The north extension 'shop' seen today is believed to have been built in the twentieth century, probably before World War One. The shop, approximately four by four metres, was constructed of brick and oak frame with rendered infill panels and timber windows.

The earlier north extension was demolished, but a small part of the west wall of the north extension may have been retained to form part of the north porch. Internally, the shop walls, skeilings and ceilings were panelled with tongue and groove boards that were stained a dark reddish colour.

After the shop extension, no further major structural alterations were made to St. Andrew's. Some new internal fittings and finishes date to the twentieth century such as the two glazed tiled fireplaces and the patterned linoleum that can be seen in the west ground and upper floor rooms. St. Andrew's continued to be redecorated, particularly the kitchen, parlour and the pantry. By the mid twentieth century, however, redecoration work had ceased.[59]

Photograph of the south elevation of St. Andrew's Chapel, 1911, H. J. Elgar. (Kent Photo Library © Maidstone Museum)

Photograph of the south elevation of St. Andrew's, c.1920. (provided by J. Garlick). Comparison with the photograph of 1911 shows that the render repair to the brickwork of the upper storey of the timber frame south east 'wing' was carried out in the second decade of the twentieth century.

[59] C. Hassall, 2019, p.2.

![MFA Malcolm Fryer Architects logo]

St. Andrew's Chapel: Twentieth Century Setting

Ordnance Survey map,1908. (NLS)

Ordnance Survey map,1933. (NLS)

During the twentieth century the outbuildings to the north of St. Andrew's Chapel continued to be altered. The 1908 Ordnance Survey map shows a single large and extended building bordering the north west of the site and the Ordnance Survey map of 1933 shows three smaller but separate buildings.

In 1900 the landscape around St. Andrew's consisted of open fields and had changed little for centuries. During the twentieth century, development of the land for housing began. Little Holland, the house opposite St. Andrew's is shown on the 1931 Ordnance Survey map. By 1961, detached houses had sprung up along Boarley and Tyland Lanes. Of far greater impact to St. Andrew's, however, was the construction of the Maidstone bypass just 50 metres to the south and at a raised level in the early 1960s. Plans for a bypass had existed since the 1930s but work finally began in 1958. The Maidstone East Bypass (between Junctions 5 and 7) was opened in 1960. Boarley Lane was narrowed and realigned, and a new part of Grange Lane was created to the north of the motorway.
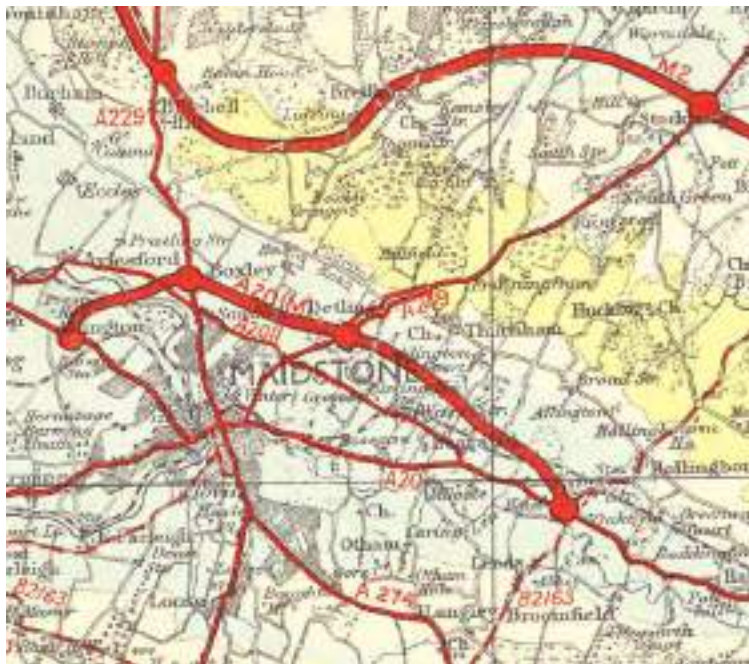
1964 Map showing the Maidstone Bypass A20 (M) now the M20 Motorway.
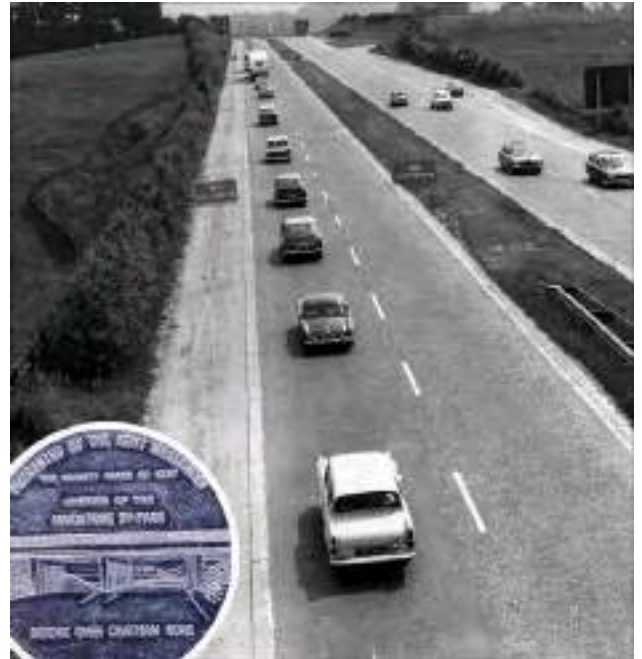
A photograph of the newly opened Maidstone Bypass and a commemorative coin.

1961 Ordnance survey map showing the Maidstone Bypass A20 (M), constructed 1960. (NLS)

Ordnance Survey map, 1908. (NLS)

Ordnance Survey map, 1933. (NLS)

Ordnance Survey map, 1961. (NLS)

ST. ANDREWS CHAPEL: POST 1969

Both Florence and Jack Beer died in 1969. The post office closed and St. Andrew's was put up for sale. It was bought with the intention that it would be refurbished. Although St. Andrew's has been kept essentially watertight since 1969, no major repair or refurbishment work has been undertaken.

Sales Particulars 1969. (Kent Archives SP/MAI/8/1)
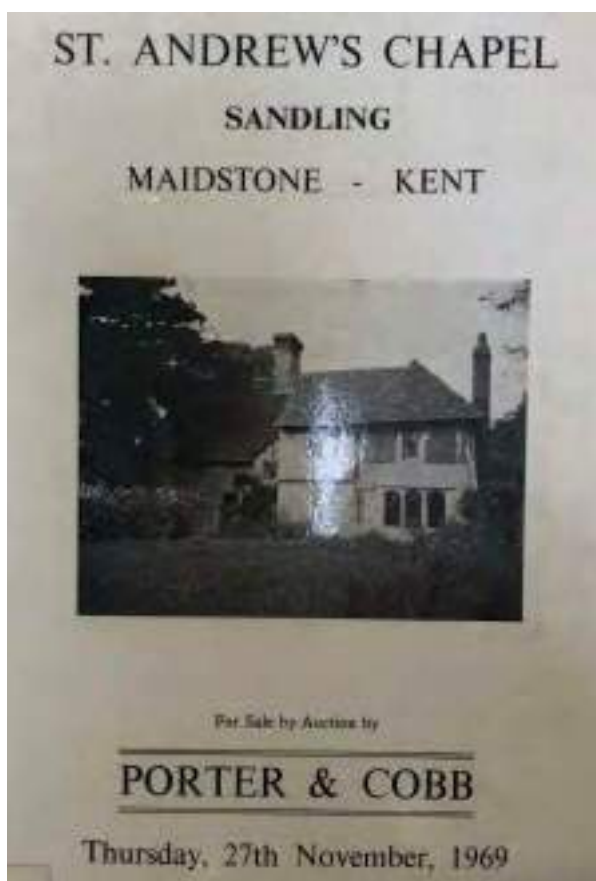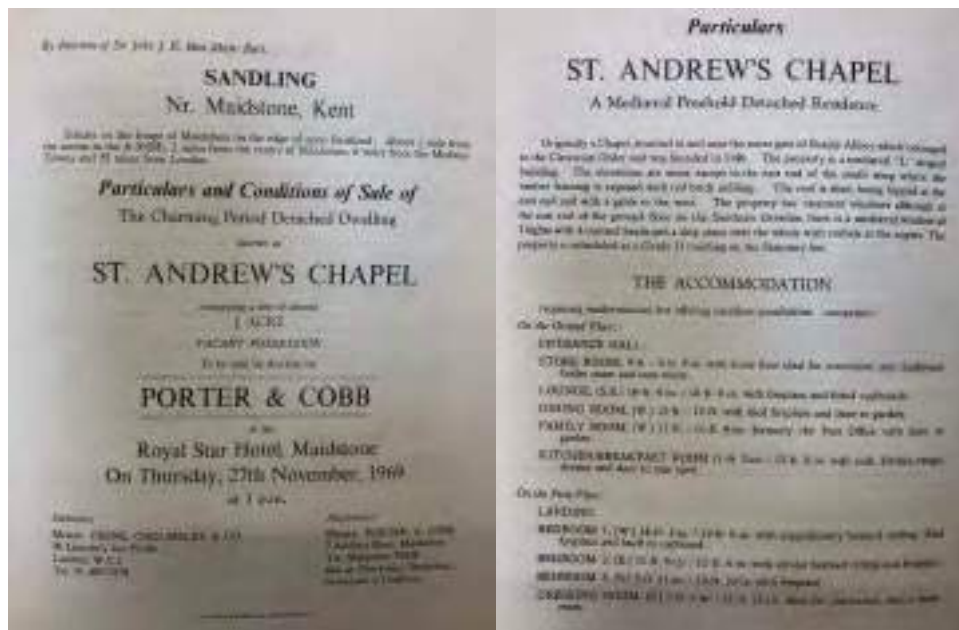
In the 1990s there was a road widening scheme for the M20 between Junctions 5 and 8. The curtilage of St Andrew's was much reduced when part of the south garden was sold by compulsory purchase for the motorway works. The HS1 railway which passes just 600m to the north east of the Chapel was opened in 2007.

Title Plan of St. Andrew's Chapel. (HM Land Registry)

In recent years, St. Andrew's has been unoccupied and has fallen into disrepair. It is in very poor condition, internally and externally and is not fit for habitation. The decay has been exacerbated by overgrown vegetation close to the building.[60]

The Chapel is on Historic England's 'Heritage at Risk' register. The current register assessment states:

Condition: Poor
Occupancy   /   Use: Vacant/not   in   use
Priority: C - Slow decay; no solution agreed

In 2019 St. Andrew's Chapel was purchased by the Society for the Protection of Ancient Buildings with the aim of providing a good example of sensitive conservative repair, an opportunity for craft training, and a venue for working parties. The building has now been secured and emergency works have been carried out including to the roof and temporary propping to the west gable. Working parties have helped with the clearance of vegetation and with the July 2019 archaeological investigation work. St. Andrew's, however, will remain on the 'Heritage at Risk' register until its conservation and refurbishment have been completed.

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[60] A Fabric condition survey was carried out by Nicola Westbury in November 2017.

MFA / Malcolm Fryer Architects

HISTORICAL DEVELOPMENT SUMMARY
(PLANS AS EXISTING 2019)

Note that the names of the parts of the building are based on the listing description and do not necessarily relate to their function

KEY

- PRE 14M OR RE-USED
- AROUND 14M
- POST DISSOLUTION
- 19th CENTURY
- 20th CENTURY

Ground floor plan labels: NORTH EXTENSION (SHOP), NORTH PORCH, NORTH LOBBY, WEST ROOM (PARLOUR), EAST ROOM (PANTRY), STORE, SOUTH AISLE, SOUTH ENTRANCE, SITTING ROOM, LODGING WING

First floor plan labels: WEST BEDROOM, EAST BEDROOM, LODGING, WING (BEDROOM)
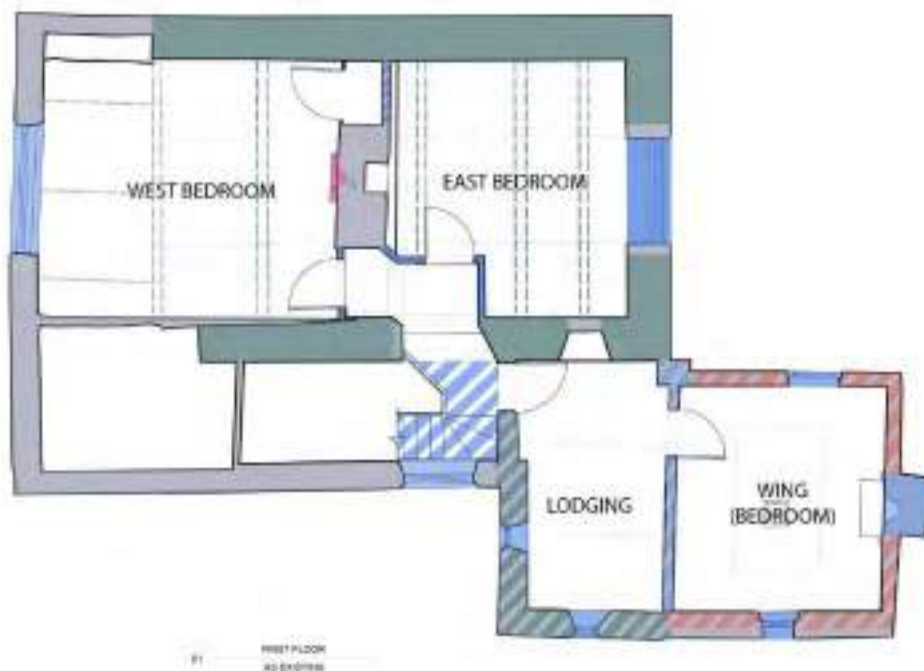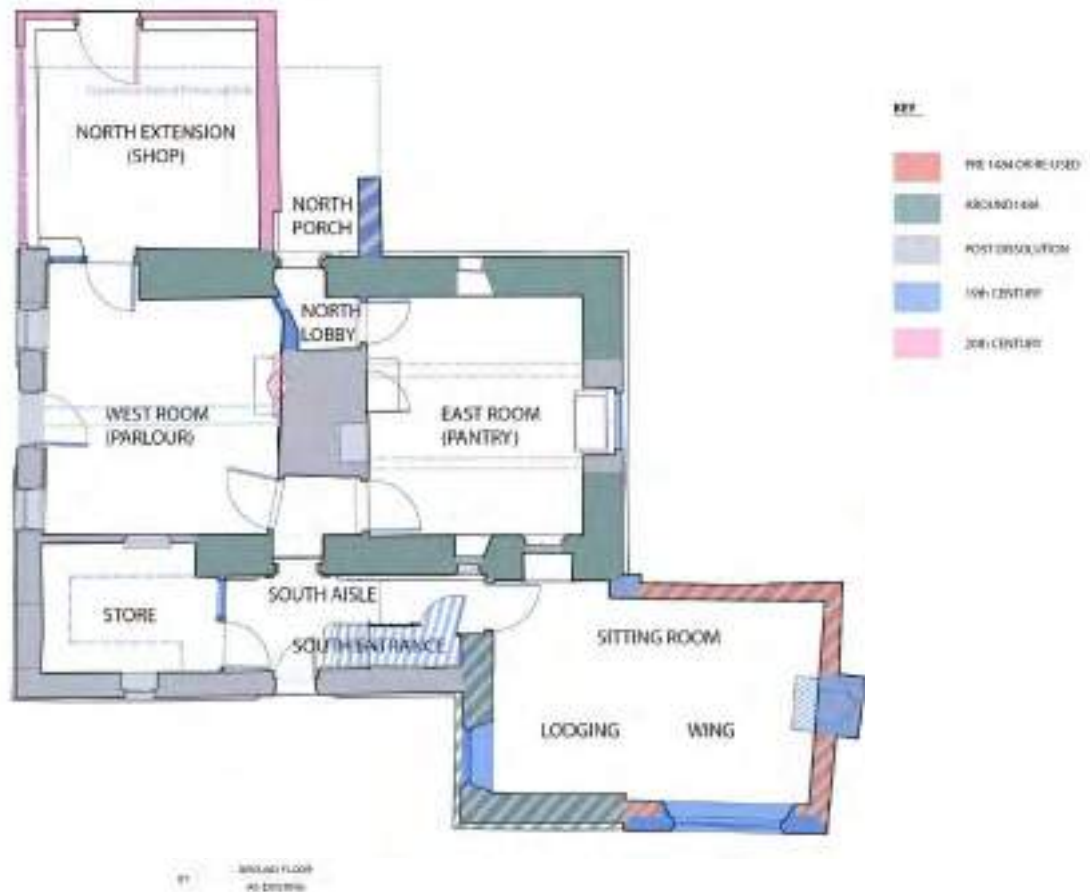
3. DESCRIPTION AND ANALYSIS OF ST ANDREW'S CHAPEL

Exterior and Garden

Roofs

The roof of the Chapel has a steep pitch with north and south slopes. Post dissolution, it was extended westwards on the same line as the original, and southwards over the south 'aisle' with a lean-to 'catslide' roof which is at a slightly lower pitch than the Chapel south slope. The studded half timber gable at the east end of the south 'aisle' roof abutting the 'lodging' is late nineteenth century. The 'lodging' roof is pitched parallel to the Chapel roof with a bridging ridge between the two. The 'wing' roof is hipped with north and south gablets. The roof to the late nineteenth or twentieth century north extension has east and west slopes while the north porch has a lean-to slope at a lower pitch than the east slope of the shop. The roofs are all finished in red clay plain tiles. The central chimney stack is built in red brick with a moulded top. It was also constructed post dissolution but it has been repaired/rebuilt several times. The projecting brick stack to the 'wing 'is of nineteenth century red brick.

The west and south walls

The west gable wall and south wall were both constructed post dissolution in coursed Kentish ragstone including a plinth with plinth capping that returns to ground level on each side of the doors with broach stops. The walls are fully bonded; they are of monastic quality but are less thick than the fifteenth century walls. Archeological excavations have found that their footings are less substantial than the walls of the Chapel. The stone pointed arched doorways have late nineteenth century timber doors. There is an S-shaped pattress plate below the junction between the Chapel south slope and the south 'aisle' roofs.

On the west gable wall there are two small square windows with plain chamfered surround either side of the door on the ground floor. Above there is a four-light ovolo moulded timber mullion window in a plain chamfered surround, dating to the late nineteenth century which replaced an earlier opening.

On the south wall of the 'aisle' there is a small square window. At the east end, the late nineteenth century half gable roof has a two-light window with stone cill and jamb, and a timber head which is the wall plate of the half gable.

Origin of the priest's 'lodging' and the 'wing'

The origin of the 'lodging' is uncertain. One theory is that it was constructed at the same time as the late medieval Chapel to be used by the priest. The connecting door at ground floor and a 'squint 'window at first floor level, through which the Chapel could be viewed (both now blocked), support this interpretation. Recent archaeological excavations, however, at the junction of the south 'aisle 'and west wall of the 'lodging 'found that they were fully bonded and therefore constructed simultaneously, almost certainly post dissolution.

The origin of the two-storey timber framed 'wing' in the south east corner of St. Andrew's is also unclear. It has been suggested that it may have been part of a larger building extending to the

east that pre-dated the construction the Chapel. The nature of the junction between the timber frame and the south east corner of the Chapel and the quality of the timber frame, however, suggest that the 'wing' was constructed post dissolution, and probably added to the lodging.

'Lodging'

The walls are constructed of Kentish ragstone that is generally coarse rubble in the upper section and square coursed in the lower section with plinth and plinth capping. The first floor jetties slightly to the north on a concave stone lintel. There are three windows on the west wall of the 'lodging'. The lower window, with a two-light ovolo moulded timber frame, is probably a nineteenth century enlargement of an earlier opening. Above, there are two rectangular stone windows with chamfered stone surrounds: the first floor window has iron bars and that towards the apex of the gable has timber louvres. Nineteenth century drawings show an opening on the south wall of which there is now no evidence.

'Wing'

The 'wing' is of timber frame construction with brick, render and ragstone walls that are not of high quality.

The lower stone section of the south wall of the 'wing' was built under the original jettied upper storey in the nineteenth century. It has a three-light square-headed stone window with hollow chamfers, hollow spandrels and a hood mould. Photos of the hood mould in the early twentieth century show that it had finely carved stone heads at its corners. The window is said to have come from the west gable, but it seems more probable that it was salvaged from the demolished Abbey House in the nineteenth century. The upper section of the south wall has brick infill with a substantial twentieth century render repair and a single rectangular window with chamfered stone surround.

The east wall is rendered and has a central projecting late nineteenth century brick chimney stack. The render is stamped with patterns: a triangular stamp to the north and an unusual circular dotted herringbone stamp pattern to the south.

The north wall is of brick with render at upper level and has a two-light window with chamfered oak frame and timber casements. The render is stamped with a triangular pattern. There is a nineteenth century brick pier at the junction with the east wall of the Chapel.

East and north walls of chapel

The late medieval east and north walls of the Chapel are of Kentish ragstone with plinth and moulded plinth capping. In the east wall the large pointed window has been infilled with nineteenth century brick and has two nineteenth century windows. The upper is a three-light ovolo moulded timber mullion window in a chamfered brick surround. The lower is a two-light timber casement with shallow segmental brick arched head. The north wall of the Chapel has one small window. There are also three putlock holes, two with stone corbels. Though suggestive of an earlier structure, their date and purpose is unknown.

North Extension and porch

The north extension was constructed in the late nineteenth or early twentieth century as a shop annexe replacing an earlier extension. The north and west walls are oak framed with rendered infill panels on a red brick plinth. The north door is boarded and the windows have timber mullions. The east wall is of red brick and has an infilled opening at the east end within the north porch. Adjacent is the late medieval arched door to the Chapel. The east wall of the porch is of ragstone rubble and may have formed part of an earlier extension.

Garden

The garden of St. Andrew's Chapel is overgrown with vegetation and contains trees, many of which have self seeded. The boundary with Grange Lane has a row of large conifers that were probably planted in connection with the motorway works. There is post and lap board fencing along the south and west boundaries and chestnut and twisted wire paling to the north east and north boundaries, neither of which are of historic interest. A dilapidated twentieth century lavatory has been removed and work is underway to clear the garden.

East Elevation

South Elevation

North Elevation

West Elevation

Interior

GROUND FLOOR

East room

This was the east end of the late medieval Chapel. The north, south and east walls all date to this period. The brick chimney stack and ceiling were inserted when St. Andrew's was converted to a dwelling. The room was described as the 'pantry 'in 1890.

The ceiling has two exposed beaded down-stand beams running east to west that are supported at their east end by masonry constructed within the original east arch window. The ceiling was lowered in the south west corner, when the stair and landing were constructed in the late nineteenth century.

The late medieval squint windows in the north and south walls are now blocked as is the arched doorway at the east end of the south wall. The small fireplace and adjacent cupboard were constructed in the nineteenth century within an earlier fireplace opening. The doors also date to the nineteenth century. The north west door leads to the small north entrance lobby.

The ragstone and brick walls are rendered and lime washed. Remnants of decoration show the likely position of a dresser in the north east corner of the room. There is a Belfast sink beneath the east window.

West room

This room consists partly of the west end of the late medieval Chapel and partly the west extension that was constructed post dissolution. The room was described as the 'parlor 'in 1890. The ceiling has a single wide sawn down-stand beam running east to west with nineteenth century dark staining. There are two corbels, one on each side of the west door suggesting an earlier ceiling structure.

The construction of the walls varies. The (late medieval) east end of the north and south walls and the (post dissolution) west wall are constructed of stone. The west (extended) end of the south wall is studwork with an opening into the store. The brick chimney stack was inserted when St. Andrew's was converted to a dwelling.

The half glazed north door with sidelight, the south east door and the north east internal window all date to the late nineteenth century refurbishment work, as well as the softwood panelling. The tiled fireplace is twentieth century; it replaced an earlier nineteenth century fireplace, of which the shelf above was retained. There is linoleum flooring with an interesting decorative pattern.

North extension

The north extension was constructed in the late nineteenth or early twentieth century as a shop. It became a post office from around 1930. The ceiling, skeilings and walls are panelled with softwood tongue and groove v-jointed softwood boarding that was stained a dark reddish brown. There is a shelf at cill height. There had been an earlier door in the south east corner of the shop but the opening is not visible from the inside having been covered by the panelling.

South Entrance

The south entrance consists of the east part of the south 'aisle' of the Chapel. It is full height with lath and plaster skeiling. The valley rafter of the late nineteenth century half gabled roof is exposed. The north wall with plinth, plinth return and south arched door is late medieval. The south wall and lean-to roof were constructed post dissolution. The stair and landing were constructed in the late nineteenth century refurbishment works.

Store

The store consists of the west part of the 'south 'aisle', constructed post dissolution. It has a lower ceiling than the south entrance with roof void above. The late nineteenth century partition between the store and south entrance consists of a stained timber door with sidelight. The softwood shelves and work top to the store have been retained. The door in the north wall has been reopened.

'Lodging' and 'Wing'

As described above, the date and sequence of construction of the priest's 'lodging' and 'wing' are uncertain. At ground floor they are combined into a single room, described as the 'sitting room' in 1890. There is no down-stand beam between the two parts.

The floor, with woodblock finish, appears to have been lowered as it is at a level below the timber sole plate. The door in the west wall and the cupboard in the infilled late medieval arched door in the north wall are late nineteenth century. The fireplace surround has been removed.

UPPER FLOOR

East and west rooms

The upper floor east and west rooms were created in the upper part of the late medieval Chapel with the insertion of the floor and the brick chimney and the construction of the west extension. The line of the original west wall of the Chapel can be seen where the north wall reduces in width and where the north and south wall plates have terminal stops to the mouldings.
The roof structure of the east and west rooms consists of exposed oak wall plates, collars, common rafters and braces (sous laces) that were all stained in the late nineteenth century when the lath and plaster was infilled. In the east room there is a large section chamfered and moulded oak tie beam running north to south just east of the chimney breast and through the lobby to the south wall plate.

In the west room, the south east door and softwood cupboard fitted in the north east corner alcove are nineteenth century. Within the cupboard there are remnants of the earlier lath and plaster. The green glazed tiled fireplace is twentieth century as is the patterned linoleum flooring.

In the east room, the south lobby partitions and door are nineteenth century. The fireplace has been removed.

'Lodging' and 'Wing'

Both rooms have sloping ceilings up to a flat central section. The ceiling to the 'lodging' is sloped on the north and south sides, while that to the 'wing' slopes on all four sides. The priest's lodging has an offset west wall and the squint window, or hagioscope, has been infilled. All the doors date to the late nineteenth century and there is a fireplace of that date retained in the south east extension.

Finishes

In June 2109 Catherine Hassall prepared a detailed report of the paint, wallpaper and other finishes on the chapel exterior and internal walls.

4. ASSESSMENT OF SIGNIFICANCE

Statutory designations provide some guidance on the importance of historic buildings.
St. Andrew's Chapel was designated as Grade II* listed in 1952. This means that it is considered 'particularly important, of more than special interest' and places it in the top 8% of the 500,000 listed buildings in England. The listing description is in the Appendix.

Boxley Abbey is also designated as a Scheduled Monument which means that it is an archaeological site of national importance. The entire inner precinct of the Abbey including the perimeter walls, gatehouse and hospitium are included in the Scheduling. The Abbey House (listed Grade II*) and the row of cottages adjacent to the gatehouse (listed Grade II) are excluded. The Scheduling is included in the Appendix. St. Andrew's Chapel is not within the Scheduled Monument area.

St. Andrew's Chapel is within the Kent Downs Area of Outstanding Natural Beauty. This was designated in 1968 and covers 33% of the County of Kent. The primary purpose of the Kent Downs AONB is to conserve and enhance the natural beauty of the landscape.

National Policy Planning Framework Assessment of Significance

In 2012, the Department of Communities and Local Government issued the National Policy Planning Framework. This document suggests that for planning purposes the significance of historic buildings should be assessed under the headings of 'archaeological', 'architectural', 'artistic' and 'historic'. It also points out that significance derives not only from a heritage asset's physical presence but also from its 'setting'.

ARCHAEOLOGICAL SIGNIFICANCE

The Archaeological Significance of St Andrew's Chapel is HIGH.

St. Andrew's Chapel is believed to have been located in the outer court of the Cistercian Abbey of Boxley and was possibly associated with an outer precinct wall or gatehouse. The likely survival, therefore, of below ground remains of medieval structures makes this site of high archaeological significance. Archaeological excavations were undertaken in July 2019 and it is hoped that further work may yield evidence and improve our understanding of the history of St. Andrew's and its site. Maps and drawings show that outbuildings were present on the site from at least the middle of the nineteenth century, some remains of which may exist. We do not have a full understanding of the constructional history of St. Andrew's Chapel. Opening up work within the building, particularly of the roof structure and at key junctions, should assist our interpretation of the phases of structural development.

HISTORIC SIGNIFICANCE

The Historic Significance of St. Andrew's Chapel is HIGH

It is an important surviving late monastic chapel connected to a Cistercian abbey and an example of a monastic building converted for domestic use in the post dissolution period. Also of some significance are its succession of tenancies; it later became a local shop and post office.

A Cistercian Gatehouse Chapel

St. Andrew's is an important example of a late fifteenth century chapel associated with the Cistercian Boxley Abbey. It was built in the last decades of the monastic period and may have been part of the boundary of the Abbey precinct or a gatehouse complex. The Chapel had its own priest and probably served the local lay community as well as pilgrims visiting the renowned images at Boxley Abbey or on their way to Canterbury.

Post Dissolution Conversion of a Monastic Chapel to a Dwelling

The history of St. Andrew's is significant in the context of the 'dissolution of the monasteries 'and the appropriation and management of monastic assets. Boxley Abbey was surrendered to Henry VIII in 1537 and the Chapel is believed to have been converted to a dwelling in the late sixteenth or early seventeenth century. St. Andrew's is an important example of a Cistercian chapel converted for domestic use; many that have survived have done so as a result of their incorporation into a parish church.

A Tenanted Dwelling and Estate Ownership

Some historic significance may be attributed to St. Andrew's Chapel as a tenanted dwelling for some four hundred years under successive landlords. Its ownership has changed many times over the centuries and reflects the complexity of landownership/estate titles in this part of Kent which is in part the result of the division of lands following the dissolution of Boxley Abbey. After 1814, St. Andrew's was part of the notable estates of the Earls of Aylesford (1814-1884), the Earl of Romney (1884-1890) and the Bests, later Best-Dalisons and Best-Shaws (1890-1969).

Shop, Post Office and Local 'Landmark'

From the end of the nineteenth century, while remaining a tenanted dwelling, St. Andrew's Chapel contained a grocery shop and, from around 1930, a post office. It served the local community and was an important focal point in the Parish. Although St. Andrew's Chapel has fallen into a state of disrepair, it has remained a local landmark in the Parish of Boxley.

ARCHITECTURAL SIGNIFICANCE

The Architectural significance of St. Andrew's Chapel is MEDIUM TO HIGH.

The existing fabric of St. Andrew's is the product of successive phases of development: the late medieval chapel, the post dissolution fabric relating to its conversion to a dwelling, the late nineteenth century refurbishment work and the early twentieth century construction of a shop annexe. The sequence of construction of St. Andrew's is still not fully understood. It is hoped that further opening up work within the building will provide a more complete picture of its evolution and in particular of the extensions to the south east.

The late medieval Chapel

The Chapel, constructed in 1484 or shortly thereafter, had a single cell plan and was of modest dimensions, combining the simplicity of a humble building with some fineness of execution. The north, south and east walls of the Chapel exist today, coursed in large square blocks of Kentish ragstone with a moulded plinth capping. The two original pointed arch doors positioned symmetrically can be seen in the north and south walls; and to the east two squint windows or hagioscopes. The large east window with pointed arch is now blocked up with 19th century brick. The roof structure was of high quality, in particular the moulded tie beam to the east of the centre. The Chapel appears to have been decorated simply in limewash.

Post Dissolution fabric relating to its conversion to a dwelling

St. Andrew's Chapel was converted to a dwelling, probably in the late sixteenth or early seventeenth century. In the process of modification, the Chapel was extended to the west, north and south. A floor and partitions were inserted and a large central chimney stack was constructed allowing for two approximately equal rooms on each floor. The dating and sequencing of these works, however, is not certain, and questions remain unanswered regarding the internal arrangement and, in particular, the location of the stairs. The south 'aisle' and west wall including arched doors, plinth and plinth capping are of monastic quality and probably reused material from the ruined Abbey. They are, however, half the thickness of the original Chapel walls and their foundations are less substantial.

The priest's 'lodging' and the 'wing'

The origin of the 'lodging' and 'wing' is uncertain. It has been suggested that the 'lodging' was constructed at the same time as the late medieval Chapel to be used by the priest. This interpretation is supported by the existence of the connecting door at ground floor and the 'squint 'window at first floor level, through which the Chapel could be viewed. Recent archaeological excavations, however, at the junction of the south 'aisle 'and west wall of the 'lodging 'found that they were fully bonded and therefore constructed simultaneously, almost certainly post dissolution.

The origin of the two-storey timber framed 'wing' in the south east corner of St. Andrew's is also unclear. It has been suggested that it may have been part of a larger building extending to the east that pre-dated the construction the Chapel. The nature of the junction between the timber frame and the south east corner of the Chapel and the quality of the timber frame, however, suggest that the 'wing' was constructed post dissolution, and probably added to the lodging.

More extensive excavations and opening up (particularly of the roof structures) will be required to come to further conclusions regarding the sequence of construction of the Chapel, priest's 'lodging' and south-east timber 'wing', as well as the possible existence of further medieval structures adjacent to the Chapel.

Nineteenth Century Alterations and Refurbishment

St. Andrew's underwent major alteration and refurbishment work in the late nineteenth century, probably shortly after the purchase of the Boxley Abbey Estate by the Earl of Romney in 1884. The resulting external features and internal fittings and finishes are an evident and significant layer of the existing fabric of the building. In the context of late Victorian work, these alterations were undertaken sensitively and with an understanding of the historic fabric of St. Andrew's Chapel,

and demonstrate that the owners of the Boxley Abbey Estate had an appreciation of the historic significance of the building.

Externally, the studded half gabled roof on the south elevation was built, and almost all the windows and doors were replaced. The main chimney stack was repaired and that to the south east timber 'wing' was relocated.

Internally, St. Andrew's was completely refurbished. A new stair and landing was constructed adjacent to the south door. Much of the lath and plaster and probably some of the floors date to this this time. New doors and fireplaces were installed throughout, as well as cupboards, panelling and other joinery. Following the alterations, St. Andrew's was redecorated, including wallpapering and 'comb graining' on the timber to imitate oak.

Twentieth Century Fabric

The shop/post office north extension is believed to date to the early twentieth century. It is of some architectural merit. Other notable twentieth century features are the two small tiled fireplaces and linoleum flooring in the west ground and upper floor rooms.

ARTISTIC/AESTHETIC SIGNIFICANCE

The artistic/aesthetic significance of St. Andrew's Chapel is MEDIUM.

The artistic/aesthetic significance of St. Andrew's Chapel derives in part from the cumulative phases of construction, both additions and alterations as well as successive refurbishments which have resulted in a building of great character, patina and complexity.

Externally, St. Andrew's has an appearance in part ecclesiastical and in part domestic, reflecting its conversion to a dwelling in the late sixteenth or early seventeenth century. Its form, materials and arched openings, including the bricked east window, remind us of its original religious function and connection to Boxley Abbey. At the same time the scale of the windows, the chimneys and additions such as the small studded half gabled roof, suggest a rural domestic building.

Internally, the medieval and post dissolution features juxtapose with features from subsequent refurbishment work, particularly the joinery of the late nineteenth and twentieth century. The aesthetic value of St. Andrew's Chapel has been appreciated by historians for some time. Certainly by the nineteenth century, St. Andrew's attracted the interest of antiquaries and appeared in numerous publications. In Lamprey's *A brief historical and descriptive account of Maidstone and its environs* 1834, St. Andrew's was described as 'remarkably picturesque'.

SIGNIFICANCE OF THE SETTING

The significance of the setting is MEDIUM to HIGH.

The Historic setting, particularly the siting of St. Andrew's in the monastic outer precinct and its relationship to Boxley Abbey, is of high significance even though it is not fully understood. The setting of St. Andrews as a tenanted dwelling is also of some interest. The setting today, however, suffers from the M20 motorway passing at a raised level just 50 metres to the south.

Monastic Setting

The siting of St. Andrew's Chapel and its relationship to the monastic landscape is of considerable interest. St. Andrew's was located some 275m to the south west of the Great Gate within or on the edge of the area that would have formed the outer court of the Abbey. The extent and nature of the outer court - the wider monastic precinct of Boxley Abbey - is not known; no remains of any precinct boundary exist. Although it has been suggested that St. Andrew's Chapel might have been part of an outer gate of the Abbey, to date there is no evidence to substantiate this. Eighteenth century maps, however, show a distinctive wide area of 'public' land on either side of the road adjacent to the Chapel to the north, west and south which possibly originated in the monastic period. It may be that it was part of a gatehouse complex, used for the gathering of pilgrims, or that it was connected to the market at Farthings which the monks had been granted rights to hold from the thirteenth century. Future archeological mapping and excavation will hopefully provide a better understanding of St. Andrew's relationship to the monastic landscape.
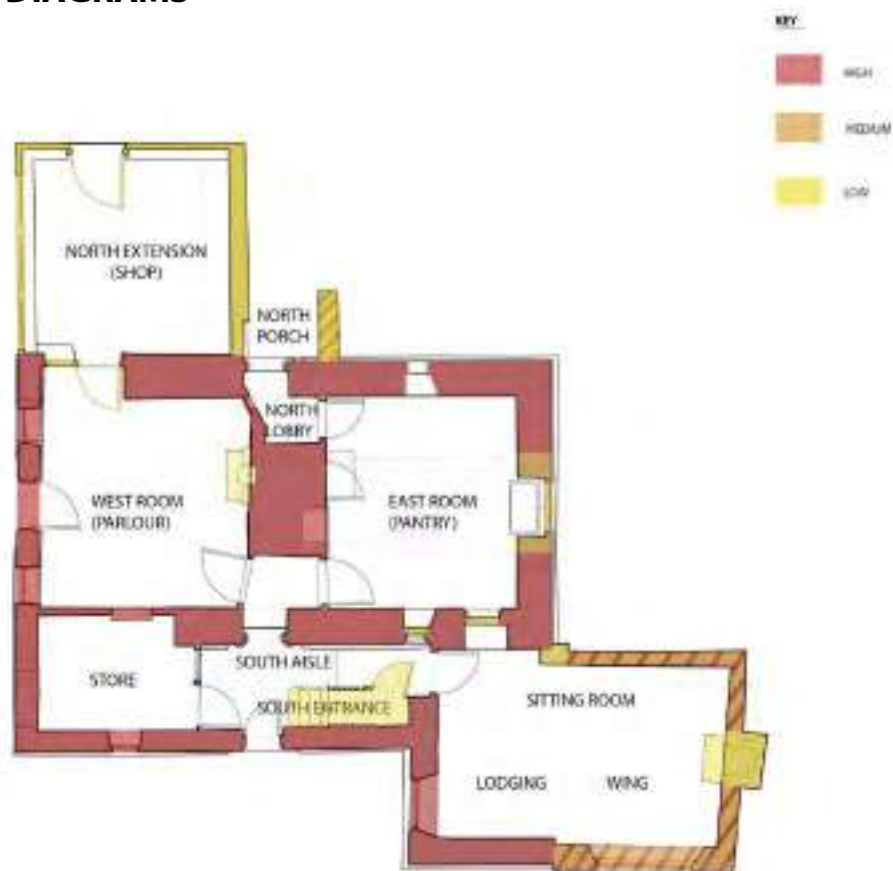
Post Dissolution Setting of the Tenanted Dwelling

The setting of St. Andrew's Chapel as a tenanted dwelling is also of some significance. By 1800, and probably earlier, St. Andrew's had a garden and yard of some 3 roods (3/4 acre), with a curtilage approximately triangular in shape. Historic maps and sketches show that agricultural outbuildings were present to the north of St. Andrew's from at least the mid nineteenth century suggesting that the working yard was to this side of the building. The garden of St. Andrew's was described as a 'productive cottage garden' in 1890 and was probably located to the east and south. The view from the south is represented in a number of drawings, postcards and photographs from the late nineteenth and early twentieth century. From at least the late eighteenth to late nineteenth centuries, the four acres of land west of the curtilage were leased to the same tenant as that of St. Andrew's Chapel. In 1890 the land (known as 'Chapel Mead') was sold separately from St. Andrew's.

Setting Today

The setting of St. Andrew's Chapel today is much altered. During the twentieth century houses were gradually built on open fields along Boarley Lane. The landscape has been severely impacted by infrastructure projects. The construction of the Maidstone bypass in the early 1960s (later the M20 motorway) at a raised level in very close proximity to the Chapel has detracted considerably from its setting, and in the 1990s as part of the works to widen the M20 the curtilage of St Andrew's was reduced. Part of the south garden was sold by compulsory purchase. The HS1 rail link some 600m to the north east was completed in 2007. The landscape has also been given some protection. Since 1969, the area has been designated as part of the Kent Downs AONB. St. Andrew's falls in the 'Boxley Vale: Medway' character area in the Landscape Assessment of Kent, October 2004.

MFA / Malcolm Fryer Architects

SIGNIFICANCE DIAGRAMS

KEY

- HIGH
- MEDIUM
- LOW

NORTH EXTENSION (SHOP)

NORTH PORCH

NORTH LOBBY

WEST ROOM (PARLOUR)

EAST ROOM (PANTRY)

STORE

SOUTH AISLE

SOUTH ENTRANCE

SITTING ROOM

LODGING   WING

WEST BEDROOM

EAST BEDROOM

LODGING

WING (BEDROOM)

English Heritage Conservation Principles

In 2008 English Heritage published their 'Conservation Principles' which identified four principal heritage values which might be taken into account when assessing significance and which can be used to amplify the assessments in the statutory lists. These values are 'Evidential', 'Historical', 'Aesthetic' and 'Communal'.

EVIDENTIAL VALUE is defined as, 'the potential of a place to yield (mainly archaeological) evidence about past human activity.'

St. Andrew's was founded as a monastic chapel in the 1480s and converted to a dwelling in the late sixteenth or early seventeenth century. It underwent considerable alteration late in the nineteenth century. It is possible that remains of other medieval structures within its curtilage exist below ground. The evidential value of St. Andrew's Chapel is therefore HIGH.

HISTORIC VALUE is defined as, 'the ways in which past people, events and aspects of life can be connected through a place to the present.'

St. Andrew's is an important surviving late monastic chapel connected to a Cistercian abbey and an example of a monastic building converted for domestic use in the post dissolution period. It was a tenanted dwelling under successive landowners, and later became the local shop and post office. St. Andrew's is therefore of HIGH historic value.

AESTHETIC VALUE is defined as, 'the ways in which people draw sensory and intellectual stimulation from a place.'

The cumulative phases of construction at St. Andrew's have resulted in a building of 'remarkably picturesque' character with exceptional patina and complexity for its size. It appears in part ecclesiastical and in part domestic. reflecting its past use. It has been of considerable interest to historians and antiquaries for many years and has been written about and illustrated in publications since the late eighteenth century. St. Andrew's Chapel is of MEDIUM aesthetic value.

COMMUNAL VALUE is defined as, 'the meaning of place for the people who relate to it, or for whom it figures in their collective experience and memory.'

As a monastic chapel, St. Andrew's served the local lay population and pilgrims visiting Boxley Abbey. As a dwelling it was occupied by local families who often remained tenants for several generations. St. Andrew's became a village shop around 1890 and later a post office; it served the local community and was a focal point in the Parish. St. Andrew's has remained a local landmark despite its current disrepair, and its proximity to the M20 motorway. Interestingly, it is still referred to as a 'chapel' despite having lost this function some four hundred years ago. St. Andrew's Chapel is of MEDIUM to HIGH communal value.

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The National Archives, Kew, Richmond, Surrey, TW9 4DU (National Archives)

Acknowledgements

6.0 APPENDICES

St. Andrew's Chapel Listing Description

TQ 75 NE BOXLEY BOARLEY LANE (east side) Sandling

5/57 St. Andrew's Chapel 20.10.52

G.V. II*

Chapel, with priests "lodging", attached to Boxley Abbey converted to dwelling late C16 or early C17, now house. Probably late C15, with late C16 or early C17 wing. Ragstone with plain tile roof. Wing timber framed with rendered and bricked walls. Chapel, with south aisle running from west end to adjoin a 2-storey "lodging" approx. twice the width of the aisle, joined and running parallel to the east end of the chapel on the south side. Single timber-framed bay same width as "lodging" added to east of it, beyond east end of chapel. Chapel: on moulded stone plinth which descends vertically to ground with broach stops on either side of doors. Aisle roofed as lean-to, with C19 studded half gable at east end, abutting "lodgings". Central brick stack with corniced top. West elevation has large rectangular window with plain chamfered surround containing C19 4-light ovolo-moulded wood mullion window. Below, one small square window either side of door. South elevation has rectangular window with hollow-chamfered stone jambs and cill and head formed from wall-plate of half-gable, containing 2-light ovolo moulded wood mullion window. East window blocked with C19 red bricks, with C19 3-light ovolo-moulded wood mullion window in chamfered brick architrave in upper section and 2-light wood casement with segmental brick head below. North elevation has very small rectangular single light towards east end with plain chamfered stone surround morticed for iron bars. 3 large putlock holes in line at first floor level. 3 external doors; one to east of centre in north and south elevations with 2-centred arched heads and hollow chamfered stone jambs on moulded bases, and one in centre of west elevation, wider with plain chamfered stone jambs and head. "Lodgings": integral with chapel, plinth of which continues round it. First floor on south elevation jettied out a few inches on concave stone lintel. Roofed parallel to chapel, with bridging ridge at right-angles between them. 3 small rectangular stone windows with chamfered surrounds, one towards apex of west gable, one with iron bars towards south end of west gable on first floor and one in the centre of the first floor to the south elevation. No external door. Wing: 2 storeys on plinth, roof hipped to north and south. Projecting red brick stack on east elevation. South elevation underbuilt in stone with 3-light square- headed Perpendicular stone window with hollow chamfers, hollow spandrels and plain hood mould, said to have come from west end of chapel. No external door. Interior: Door between chapel and "lodging" at east end of south wall of chapel, narrow, with arched stone architrave with hollow chamfer and broach stops. Hagioscope in wall to west of it. Chapel roof ceiled at collar level; rafters of uniform scantling with collars, sous-laces, ashlar pieces and moulded cornice: Moulded tie-beam to east of centre.

Listing NGR: TQ7549058236

Boxley Abbey Scheduled Monument

Cistercian Abbey at Boxley

Heritage Category:
Scheduled Monument
List Entry Number:
1012264
Date first listed:
19-May-1952
Date of most recent amendment:

29-May-1991

Reasons for Designation

From the time of St Augustine's mission to refound Christianity in AD 597 to the reign of Henry VIII, monasteries formed an important facet of both religious and secular life in the British Isles. Monasteries were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result,

they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of Medieval society, acting not only as centres of worship, learning, and charity, but also, because of the vast landholdings of some orders, of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the centre of a wide network including parish churches, almshouses, hospitals, farming estates and tenant villages. Some 75 of these religious houses belonged to the Cistercian Order founded by Saint Bernard of Clairvaux in the twelfth century. The Cistercians - or "white monks on account of their undyed habits" - led a harsher life than the earlier monastic orders, believing in the virtue of a life of austerity, prayer and manual labour. Seeking seclusion, they founded their houses in wild and remote areas where they undertook major land improvement projects. Their communities were often very large and included many lay brethren who acted as ploughmen, dairymen, shepherds, carpenters, and masons. The Cistercians' skills as farmers eventually made the Order one of the most rich and influential. They were especially successful in the rural north of England where they concentrated on sheep farming. Boxley is one of the most complete of the group of Cistercian Abbeys which were established as daughter houses by larger monasteries. Of these daughter houses virtually nothing is known other than the layouts of the church and cloisters. Few Abbey precincts survive sufficiently extensively to allow an understanding of the range of agricultural and industrial activities undertaken at such a site to support the community of monks and lay-brethren. The degree of survival and diversity of features in the example at Boxley provide a potentially outstanding opportunity to do so. At the same time, the small scale excavation of parts of the cloisters and church at Boxley means that it is well documented archaeologically.

Details

The monument includes the abbey and monastic precinct at Boxley. The remains of the Abbey, which was founded in 1143, are enclosed within an angular wall which preserves the line and many of the features such as door-openings of the original precinct wall, although some of its fabric is clearly recent. The main gatehouse is on the western side, and features Tudor brickwork as well as a quantity of original medieval stonework, showing that it was rebuilt not long before the abbey's dissolution in 1538. Many features of the abbey have been disguised by later landscaping but were identified during small-scale excavations in 1897-8 and 1971-2. Both the east range of the cloister and the south aisle of the church are marked by embankments within the present garden whilst the E-W drain from the latrine has been incorporated into a walled garden. The nave of the church is marked by a former water garden. Further remains of the abbey are considered likely to survive beneath the present ground level, such as stables, granaries and other agricultural buildings, many originally built of timber. Fishponds and other watercourses survive as earthworks at several locations. The main upstanding feature inside the 9ha. precinct is the Hospitium. This building, thought originally to have been a hostel for visitors to the Abbey, is now used as a barn; it is included in the scheduling as well as being listed Grade I. Excluded from the scheduling are the cottages, which are listed Grade II, near the gatehouse, and the present house, which is listed Grade II*, (except the lengths of medieval stone walling of the W range of the cloister), and also the metalling of the access roads and the service trenches below them. The ground beneath each, however, is included. Also excluded from the scheduling are all post-Dissolution stonework used for garden features etc. unless part of repairs to medieval structures.

Kent Downs Area of Outstanding Natural Beauty

This was designated in 1968 and covers 33% of Kent. The primary purpose of the Kent Downs AONB is to conserve and enhance the natural beauty of the landscape. The following explanation is given in https://www.kentdowns.org.uk/about-us/.

An Area of Outstanding Natural Beauty (AONB) is a designated exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest. On par with National Parks, AONBs are protected and enhanced for nature, people, business and culture. No other country in the world has Areas of Outstanding Natural Beauty – it is a uniquely British designation that belongs to a worldwide Protected Landscape Family.

The Kent Downs AONB offers dramatic views, vibrant communities, a rich historic and cultural heritage and diverse wildlife and habitats, making it a worthy landscape for national protection. It is the eighth largest AONB and, together with the High Weald AONB, covers 33% of
of Kent's land area providing a wealth of opportunities for people to explore, enjoy and benefit from this outstanding landscape.

The Kent Downs AONB is one of a family of 46 AONBs across England, Wales and Northern Ireland which cover one fifth of the land in the UK. The National Association of AONBs (NAAONB) is the voice of the AONB partnerships and conservation boards, and represents the AONB family on national issues including policy and advocacy, communications, training and securing resources. It provides an opportunity for collaborative working between individual AONBs through sharing best practice, ideas and approaches to issues common across AONBs.